THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13100004** BILL GARRETT, Davidson County Trans:T20140077825 DEEDWARR Recvd: 10/15/14 15:02 2 pgs Fees:13.00 Taxes:1137.71 20141015-0095359	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,490.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2014. Notary Public My Commission Expires: 02/20/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel Stunkel and Kimberly Burky 525 Garfield St., Unit 3 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-4-C-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George E. Butler and William B. Butler.** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Stunkel, unmarried and Kimberly Burky, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3 as shown on Exhibit "B" of the Master Deed for Historical Row at Garfield, of record in Instrument No. 20131101-0113550, First Amendment of record in Instrument Number 20140717-0063477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to George E. Butler and William B. Butler by Quitclaim Deed from Salem Garden, LLC of record in Instrument Number 20130314-0025493, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 14, 2013.

Being a portion of the same property conveyed to George E. Butler and William B. Butler by Quitclaim Deed from George E. Butler and William B. Butler of record in Instrument Number 20131121-0120183, Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on November 21, 2013.

Grantors warrant that they have never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015, a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record as Plat Book 57, Page 9, Instrument Number 20130322-0028504, as corrected in Instrument Number 20131101-0113477, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-

27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Historical Row at Garfield of record in Instrument Number 20131101-0113550, First Amendment of record in Instrument Number 20140717-0063477, Register's Office for Davidson County, Tennessee.

Charter for Historical Row at Garfield Association Inc. of record in Instrument Number 20131101-0113476, in the Register's Office for Davidson County, Tennessee.

By-Laws of Historical Row at Garfield Association, Inc. attached as Exhibit "C" to the Master Deed of record as Instrument Number 20131101-0113550, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of Horizontal Regime of Historic Row at Garfield attached as Exhibit "B" to the Master Deed of record as Instrument Number 20131101-0113550, Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facility and Systems of record in Instrument Number 20130827-0090493, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 525 Garfield St., Unit 3 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2014.

George E. Butler

William B. Butler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Butler and William B. Butler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2014.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 25, 2018