Davidson County	DEEDWARR
Recvd: 06/16/15 16:15	4 pgs
Fees:22.00 Taxes:0.00	
20150616-0057432	

This Instrument Was Prepared By:
Thomas N. Jones, Attorney
339 Main Street
Franklin, Tennessee 37064
(615) 794-0807

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A).

OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Michael L. Hueneke 170 Hicks Rd. Nashville TN 37221	Same	092-11-059

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, for love and affection, and other consideration, the receipt and sufficiency of which are hereby acknowledged, I, Michael L. Hueneke (the Grantor), bargain and sell, and by these presents do transfer and convey, unto my wife, Martha Hueneke, (the Grantee), her heirs and assigns, such of my right, title and interest in and to a certain tract of land in County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, which is described as follows:

A tract of land in the 1st Civil District Metropolitan Nashville-Davidson County, Tennessee, being Parcel 59 on Tax Map 92-11 and being Lots 1, 2 and 3 Satterwhite's Plan in Cooper's Addition to Nashville as of record in Book 332, page 100, RODC, TN, and also being Lot No. 4 and the westerly 45 ft. of Lot No. 3 on the Subdivision of Jessee Thomas Property, as of record in Book 161, page 88, RODC, TN, and being more particularly described together as follows:

BEGINNING at a spike set on the northerly right of way line of Charlotte Avenue at the easterly end of return curve at Charlotte Avenue and 20th Avenue North (land for return curve deeded to Metropolitan Government recorded Book 4567, page 607, RODC, TN); thence with said curve to the right (radius 15.00') Northerly a distance of 20.82 ft. to an iron pin set on the easterly right of way line of 20th Avenue North and having a chord bearing and distance of N 65 deg. 58'08" W 19.190 feet; thence with the Easterly right of way line of 20th Avenue North N 26

deg. 12'05" W 136.45 ft., to an existing iron pin on the southerly right of way line of Alley No. 616; thence with the Southerly right of way line of Alley No. 616 N 73 deg. 57'10" E 237.90 feet to an iron pin set at the common corner of Parcels 58 and 59; thence with the common line between Parcels 58 and 59 s 14 deg. 38'41" E 147.77 ft. to an existing iron pin on the northerly right of way line of Charlotte Pike; thence with the northerly right of way line of Charlotte Pike S 74 deg. 15'49" W 195.55 feet to the point of beginning and containing 32,774 sq. ft. or 0.752 acres.

BEING the same property conveyed to Michael L. Hueneke by Special Warranty Deed from SAMCO, a Tennessee general partnership of record in Instrument No. 20071108-0131935, dated October 23, 2007 in the Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the provisions of T.C.A. § 66-1-109 and for the express purpose of creating a tenancy by the entirety in and to the above-described property in and wife Martha Hueneke, so that the entire property, upon the death of either, will go to the other. By this instrument, it is Grantors intention to create a estate tenancy by the entirety in and to the entire interest in the property previously held by Grantor.

This conveyance is subject to:

1. 2015 property taxes are a lien but are not yet due and payable. (092 11 0 059.00)

2. All matters appearing on the Plan of record in Plat Book 161, page 88 and Book 332, page 100, said Register's Office.

3. Easement granted to Metropolitan Government of Nashville and Davidson County, TN, for water and sewerage service of record in Book 9207, page 518, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities between Michael Hueneke and Metropolitan Government of record in Instrument No. 20090102-0000275, said Register's Office.

5. Agreement for Dedication of Easement for Storm Drainage for the benefit of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090102-0000290, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenances for the benefit of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20090203-0009068, said Register's Office.

7. Subject to any and all building and zoning regulations of city, county and state.

8. Subject to notes on the plan of record.

9. Any and all visible easements on and across subject property.

This is improved (unimproved) property known as 1914 Charlotte Avenue, Nashville, TN 37203, Tennessee.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to Grantee and the tenancy by the entirety created herein, and their respective heirs and assigns, forever; and I do covenant with Grantee and the tenancy created herein that I am lawfully seized and possessed of said interest in said property, have a good right to convey it, and the same is unencumbered, except as set out herein and except for the tenancy and rights of Grantee created herein; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest to Grantee and to the tenancy created herein, and their respective heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of June, 2015.

Michael L. Hueneke

STATE OF TENNESSEE

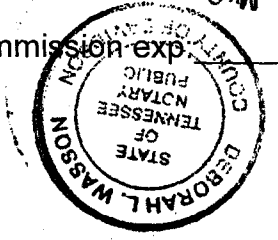
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Michael L. Hueneke,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of June 2015.

Notary Public

My Commission exp.



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

