BILL GARRETT, Davidson County
Trans:T20150060189 DEEDWARR
Recvd: 07/23/15 11:34 2 pgs
Fees:13.00 Taxes:2968.32
20150723-0072317

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $802,249.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26650

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Agnew and Paula Nunn 4632 TARA DR Nashville TN 37215-4208	New Owner	Tax Parcel ID No. 131-14-21.00

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, **Robert Cecil and Jeri Lynn Hoffman, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Paula S. Nunn, a single woman, and Michael J. Agnew, Jr., a single man, as tenants in common with right of survivorship** ("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 Lot No. 232 on the Plan of Tynewood Estates, Section II, of record in Plat Book 2900, Pages 89-90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Cecil and Jeri Lynn Hoffman, husband and wife by Warranty Deed from Marsha Buffington and Donna Owens and Amy Rucker, joined by David Buffington and Donna Owens as Co-executors of the Estate of George M. Owens, deceased, recorded on the 4th day of January, 2010 in Instrument No. 20100104-0000199, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNEWOOD ESTATES, SECTION II, as recorded in Plat Book 2900, Page(s) 89-90.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3069, Page 566 and Book 8092, Page 372.

This is improved property located at 4632 TARA DR Nashville TN 37215-4208

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 15th day of July, 2015.

Robert Cecil by Brian Cecil as attorney-in-fact Jeri Lynn Hoffman by Brian Cecil as attorney-in-fact

Robert Cecil by Brian Cecil, his Attorney in-Fact

Jeri Lynn Hoffman by Brian Cecil, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Cecil, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Robert A. Cecil and Jeri Lynn Hoffman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018