# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071369 DEEDWARR
Recvd: 08/24/15 11:14 3 pgs
Fees:18.00 Taxes:740.00
20150824-0085123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Northview Pines, LLC | New Owner | |
| (NAME) | (NAME) | |
| 2517 Eugenia Ave., Ste. 202 | | TRACT ONE: 07214024500<br>TRACT TWO: 07214025000 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES D. GUNSELMAN AND WIFE, TERESA GUNSELMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTHVIEW PINES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE ATTACHED EXHIBIT "A"**

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 421, Page 33, said Register's Office; and (c) Easement Deed by Court Order as set forth in instrument recorded in Instrument No. 20140114-0003779. (as to Tract One), said Register's Office.

unimproved
This is improved x property, known as 1608 and 1610 Northview Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

Witness my hand this 21 day of August, 2015.

CHARLES D. GUNSELMAN

TERESA GUNSELMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Gunselman and Teresa Gunselman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# EXHIBIT "A"

**Tract One:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Chas. U. Coggins First Addition to Nashville, as of record in Book 421, Page 33, Register's Office for said County.

Said Lot No. 1 fronts 40 feet on the Westerly side of Northview Avenue and runs back 231.1 feet on the Northerly line and 235-1/4 feet on the Southerly line to an alley, and measures 40 feet thereon.

Being the same property conveyed to Charles D. Gunselman, and wife, Teresa Gunselman by Warranty Deed from Alfonso B. Patton, Administrator of the Estate of George M. Tatum, Deceased, recorded on the 12th day of December, 1984 in Deed Book 6446, Page 501, in the Register's Office of Davidson County, Tennessee.

**Tract Two:**

Land in Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Northview Avenue at a point 200 feet Northerly from the Northerly margin of Cahal Avenue; thence Northwardly with Northview Avenue, 73 1/2 feet to the Southerly margin of Lot No. 1 on the map of Coggin's First Addition, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee; thence Westwardly with same, 154 3/4 feet thence Southwardly parallel with Northview Avenue 73 1/2 feet; thence Eastwardly parallel with Cahal Avenue, 154 3/4 feet to the beginning.

Being the same property conveyed to Charles Gunselman and wife Teresa Gunselman by Cash Deed for Tennessee from Samuel R. Pierce, Jr., recorded on the 24th day of June, 1985 in Deed Book 6589, Page 875, in the Register's Office of Davidson County, Tennessee.