BILL GARRETT, Davidson County
Trans:T20160018990 DEEDWARR
Recvd: 03/08/16 15:00 3 pgs
Fees:18.00 Taxes:559.63
20160308-0022246

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1144

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Amiss 3901 Whitland Avenue Nashville, TN 37205	New Owner	103-16-E-16.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $151,250.00

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2016.

Notary Public

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Wilson S. Buntin, married and Wendy Buntin, his wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amanda Amiss,** Single 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:

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the plat of Whitland Place Condominium, as of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of the Whitland Place Homeowners Association, as described in Book 6131, page 722, et seq., Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilson S. Buntin by Warranty Deed from Susan Rosen Kohl (formerly known as Susan Elaine Rosen) and Michael H. Kohl, husband and wife, dated July 31, 2007, recorded August 3, 2007, of record in Instrument No. 20070803-0092984, Register's Office for Davidson County, Tennessee.

Wendy Buntin joins this conveyance for the express purpose of relinquishing all hers right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **3901 Whitland Avenue, #16, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Wilson S. Buntin, by Wendy Buntin pursuant to a Power of Attorney executed by Wilson S. Buntin on February 29, 2016, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number 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 7th day of **March, 2016.**

GRANTOR(S)

Wilson S. Buntin by Wendy Buntin, his attorney in fact
Wilson S. Buntin
by Wendy Buntin, his Attorney-in-Fact

Wendy Buntin
Wendy Buntin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Wendy Buntin to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 7th day of **March, 2016.**

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Deborah L Bissell
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wendy Buntin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Wilson S. Buntin,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 7th day of **March, 2016.**

Deborah L Bissell
Notary Public
My Commission Expires:

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

EXHIBIT "A"
To
Warranty Deed

FROM: Wilson S. Buntin and Wendy Buntin

TO: Amanda Amiss

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Wendy Buntin
Wendy Buntin, Affiant

Sworn to and subscribed before me this 7th day of March, 2016.

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Deborah L. Bissell
Notary Public
My Commission Expires: