WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/16 10:17 3 pgs
Fees:18.00 Taxes:1794.50
20160601-0054879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Phillip A. Smith	Phillip A. Smith	091 14 0 142.00
(NAME) 4503 Dakota Avenue	(NAME) 6617 Riverview Dr.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, RICHARD J. WUNDERLICH AND KIMBERLY E. WUNDERLICH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP A. SMITH, SUCCESSOR TRUSTEE OF THE WILLIAM ROBERT SMITH AND PHYLLIS ARLENE SMITH REVOCABLE LIVING TRUST U/A/D JANUARY 9, 2001, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 404, Block 21, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This being the same property conveyed to Richard James Wunderlich by Warranty Deed from Caryll-Ann Schenker on 7/15/2011 in Instrument NO. 20110721-0055750, Register's Office for said County. Property was further conveyed by Quitclaim Deed to Richard J. Wunderlich and Kimberly E. Wunderlich from Richard James Wunderlich, on 4/4/14, in Instrument No. 20140421-0032869, Register's Office for said County.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4503 Dakota Avenue, Nashville, TN 37209

(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.

Witness our hands this 31st day of May, 2016.

Richard J. Wunderlich
By: [signature], attorney-in-fact
Richard J. Wunderlich
By: Paul F. Soper, attorney-in-fact

Kimberly E. Wunderlich
By: [signature] attorney-in-fact
Kimberly E. Wunderlich
By: Paul F. Soper, 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, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Richard J. Wunderlich and Kimberly E. Wunderlich, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Richard J. Wunderlich and Kimberly E. Wunderlich.

Witness my hand and official seal at Nashville, this 31st day of May, 2016.

[signature]
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY