THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1782A

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josh Runnels 404 W. Meade Drive Nashville, TN 37205	New Owner	129-12-0-091.01

BILL GARRETT, Davidson County
Trans:T20160046845 DEEDWARR
Recvd: 06/03/16 09:29 2 pgs
Fees:13.00 Taxes:1165.50
20160603-0056016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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 **Charles G. Myers and wife, Rosanne H. Myers,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Josh Gunnels,** 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, and being more particularly described partly by a survey made by Ralph W. C. Lambert, Surveyor, dated June 6, 1953, as follows:

Beginning on the westerly margin of State Highway No. 100 at a point South 35 degrees West 189 feet from the Southeast corner of the property conveyed to Joe Bendal Lawrence and wife, by deed from P.M. Chaffin and wife, of record in Book 2145, Page 295, Register's Office for said County; thence with said Highway, South 35 degrees West 50 feet to an iron pin; thence South 55 degrees West 89 feet to an iron pin on the easterly margin of the right of way of the N.C. and St. L. Railroad; thence with same, North 18 degrees 48 minutes East 50.3 feet; thence southeastwardly 95 feet, more or less, to the point of BEGINNING.

Being a portion of the same property conveyed to Charles G. Myers and wife, Rosanne H. Myers by Substitute Trustee's Deed from Matthew Brothers, Substitute Trustee, dated June 22, 2007, recorded June 25, 2007, of record in Instrument No. 20070625-0075689, Register's Office for Davidson County, Tennessee

This is improved property located at: **6596 Highway 100, 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 Grantor 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.

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 **31st** day of **May, 2016.**

GRANTOR(S)

Charles G. Myers

Rosanne H. Myers

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Lee

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles G. Myers and Rosanne H. Myers** 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 **31st** day of **May, 2016.**

Notary Public
My Commission Expires: 10/24/17

MARSHA LYNN
MY COMMISSION # FF 030370
EXPIRES: October 24, 2017
Bonded Thru Notary Public Underwriters