# 32963

## WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/16 10:52 3 pgs
Fees:18.00 Taxes:6752.50
20160609-0058330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

**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 |
|---|---|---|
| John David Sweatt and Kim Elizabeth Strifert | Farmington Mortgage, a Division of Capstar Bank | |
| (NAME) | (NAME) | |
| 2028 Sunset Hills Terrace | 2002 Richard Jones Road, Suite 300A | 145-00-0/139-00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville TN 37215 | |
| (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, I, **ELAINE R. KUHN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DAVID SWEATT AND KIM ELIZABETH STRIFERT, HUSBAND AND WIFE,** 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 Lot No. 2 on the Revised Final Plat of Sunset Hills Terrace Subdivision of record in Plat Book 7900, Page 886, as amended in Book 9614, page 437, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Gus D. Kuhn, III and wife, Elaine R. Kuhn, by deed of record in Book 9614, page 441, said Register's Office. Gus D. Kuhn, III conveyed his interest in said property to Elaine R. Kuhn by Quitclaim deed of record in Book 9668, page 925, Register's Office for Davidson County, Tennessee, dated May 9, 1995.**

**Gus D. Kuhn, III joins in executing this deed conveying any marital interest he may have in said property.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 7900, Page 886, said Register's Office; and restrictive covenants of record in Book 9579, Page 893, Book 9591, page 376 and Book 9591, page 373, said Register's Office.**

unimproved
This is improved x property, known as 2028 Sunset Hills Terrace, Nashville, TN 37215
(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 my hand this 6th day of June, 2016

x Elaine R Kuhn

ELAINE R. KUHN

x Gus D. Kuhn

GUS D. KUHN, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

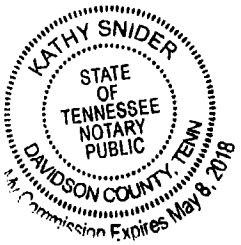
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine R. Kuhn and Gus D. Kuhn, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the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

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2016.

Commission expires:

Kathy Snider

Notary Public



# True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

