WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alan David Kaufmann	NEW OWNER	Parcel ID:
430 Bunker Hill Dr.	430 Bunkerhill Dr.	10615006900
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN 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

Wilhelmus S. Codington and wife, Libby A. Codington

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alan David Kaufmann and wife, Rebekah Kaufmann

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:

BEING Lot No. 2, of the resubdivision of Lot 33, Hill-N-Dale Acres of record in Plat Book 8250, Page 314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilhelmus S. Codington and wife, Libby A. Codington by deed from Harold F. Stewart and wife, Helen M. Stewart, Trustees of the Stewart Joint Revocable Living Trust Agreement U/A/D August 11, 1998, of record in Instrument 20140626-0055955, dated June 24, 2014, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2959, Page 213, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 314, said Register's Office; (3) Term of Joint Driveway Easement shown in Plat Book 8250, Page 314, said Register's Office; (4) Deed of Trust executed by Wilhelmus S. Codington and wife, Libby A Codington, to Richard A. Northcutt, Trustee, of record in Instrument 20140626-0055957, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 430 Bunker Hill Dr., Nashville, TN 37217

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 29th day of June, 2016.

Wilhelmus S. Codington

Wilhelmus S. Codington

Libby A. Codington

BILL GARRETT, Davidson County
Trans:T20160056618 DEEDWARR
Recvd: 07/01/16 15:17 2 pgs
Fees:13.00 Taxes:925.00

20160701-0067997

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 Libby A. Codington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Wilhelmus S. Codington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.