Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $867,500.00

Affiant

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

Notary Public

My commission expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/31/16 16:14 4 pgs
Fees:23.00 Taxes:3209.75
20160831-0091684

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald E. Christenson	~~Bank of Tennessee~~ Same	082090R00500CO
417 Monroe Street	~~301 E Center St.~~	
Nashville TN 37208	~~Kingsport, TN 37660~~	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bryan Stunkel and wife Rosemary Stunkel hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Donald E. Christenson and wife Cheryl L. Christenson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5 and open spaces of Luxus Germantown formerly known as Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, 0007050, as amended in Instrument No. 20130410-0035550 and further amended in Instrument No. 20130506-0045444, and further amended in Instrument No. 20140919-0086380 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to Bryan Stunkel and Rosemary Stunkel, Husband and Wife, by deed dated October 30, 2014 from Trust Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141107-0103288.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Subject to all matters shown on the Plan of record as Instrument No. 20020108-0002614, Book 9700, Page 489 and 20060918-0115493, Register's Office of Davidson County, Tennessee. 3) Storm Water Detention Agreement of record in Instrument No. 20050513-0054468 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed of record in Instrument No. 20070117-0007050 and Amended in Instrument No. 20130410-0035550; Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380Register's Office for County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Luxus Germantown Condominiums 5) Charter for Luxus Germantown Condominium Association of record in Instrument No. 201409190086379 6) ByLaws of Luxus Germantown Condominium Association of record in Instrument No. 20070117-0007050

This property is improved property known as 417 Monroe Street, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31 day of August, 2016.

Bryan Stunkel

Rosemary Stunkel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Stunkel and Rosemary Stunkel, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of August, 2016.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09586

AMY CROSS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY