Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160078953 DEEDWARR
Recvd: 09/08/16 15:29 2 pgs
Fees:13.00 Taxes:4159.08
20160908-0094779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,124,077.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2016.

Notary Public

My commission expires: 5/8/17

STATE OF TENNESSEE NOTARY PUBLIC ANGELA KOSTON-WILLIAMSON DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Kunz Margaret Kunz	Owner	
1309 Beechwood Avenue		118-01-0-011-00
Nashville, TN 37212-5512		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SIMPLY AT TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID KUNZ AND MARGARET KUNZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly half of Lot No. 96 on the Plan of Belmond Land Company's Subdivision called "Belmont Heights" of record in Plat Book 421, Page 34, in the 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 Pamela T. Fishel-Ingram by Warranty deed from Kelly A. Chase and husband, Chris Chase of record in Instrument No. 20050825-0101968 Register's Office for Davidson County, Tennessee, dated August 19, 2005 and recorded on August 25, 2005.

Being the same property conveyed to Simply AT, LLC by Warranty deed from Pamela T. Fishel, unmarried of record in Instrument No. 20150504-0039938 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 4, 2015.

Being the same property conveyed to Simply AT TN, LLC by Quitclaim deed from Simply AT, LLC of record in Instrument No. 20160115-0004219 Register's Office for Davidson County, Tennessee, dated January 11, 2016 and recorded on January 15, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1309 Beechwood Avenue, Nashville, TN 37212-5512.
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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2016.

Simply AT TN, LLC

The Anna Virginia Teeples Trust Dated August 19, 2002

TRUSTEE

Anna V. Teeples, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anna V. Teeples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Anna Virginia Teeples Trust, Dated August 19, 2002, a member of Simply AT TN ,LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2016.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018