Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160101427 DEEDWARR
Recvd: 11/16/16 15:06 2 pgs
Fees: 13.00 Taxes: 858.40
20161116-0121018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Patrick Hart Saunders	NEW OWNER	161 06 0A 134.00
(NAME)	(NAME)	
1406 Beech Grove Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Gunnells a/k/a Steven H. Gunnells and wife, Pamela Gunnells a/k/a Pamela S. Gunnells**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Saunders, an unmarried man**, 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 Unit 134 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven Gunnells and wife, Pamela Gunnells by Deed from Centex Homes, a Nevada General Partnership dated September 24, 2009 and recorded September 29, 2009 as Instrument No. 20090290090408, in said Register's Office for Davidson County, Tennessee.

Steven Gunnells and Steven H. Gunnells referenced in this instrument are both one and the same.

Pamela Gunnells and Pamela S. Gunnells referenced in this instrument are both one and the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1406 Beech Grove Way, Nashville, TN 37211

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, has 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 the 15th day of November, 2016

Steven Gunnells

Pamela Gunnells by Steven Gunnells, Attorney-in-Fact
Pamela Gunnells
by Steven Gunnells as her Attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Steven Gunnells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained;

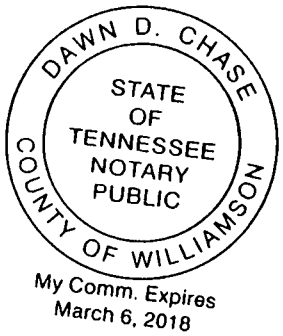
And further acknowledged that he executed the foregoing instrument on behalf of Pamela Gunnells, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Pamela Gunnells, for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-167114SSO