WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102122 DEEDWARR
Recvd: 11/18/16 10:08 2 pgs
Fees:13.00 Taxes:518.00
20161118-0121750

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $140,000.00.

Affiant

Subscribed and sworn to before me this 17th day of November, 20 16

Notary Public

My Commission expires: 4/24/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steve Pulk	Steve Pulk	13302008100
255 Thuss Avenue	249 Morton Ave	
Nashville, TN 37211	Nashville TN 37211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Howard Kunz**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steve Pulk, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Map of the Woodbine Sales Corporation Plan of Lots, called "Pleasant View", of record in Book 1130, Page 43, Register's Office for said County.

Said Lot No. 3 fronts 54 feet on the southerly side of Thuss Avenue, and extends back 157.8 feet on the westerly line and 157.2 feet on the easterly line to a dead line in the rear, measuring 54 feet thereon.

Being the same property conveyed to Mark Howard Kunz from TN HOMEBUYERS, Inc, by Warranty Deed on April 30, 2004, of record in Instrument Number 20040511-0054143, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee.

This is improved property known as: **255 Thuss Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 16, 2016.

Mark Howard Kunz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Howard Kunz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 16, 2016

My commission expires 8/15/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY