BILL GARRETT, Davidson County
Trans:T20170016525 DEEDWARR
Recvd: 02/24/17 14:56 2 pgs
Fees:13.00 Taxes:559.07
20170224-0018853

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,100.00.

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2017.

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monti John Amundson 1286 Old Hickory Blvd. Nashville, TN 37207	NEW OWNER	041-00-0-013.00

WARRANTY DEED

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, I/WE,

Eugene C. Wardell, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monti John Amundson and Yvonne Lucille Richardson, husband and wife

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 the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, March 24, 1958, as follows:

BEGINNING on the northerly margin of Old Hickory Boulevard 350 feet east of C. R. Melvin's corner (Book 1116, Page 305); thence North 32 degrees East 200.0 feet; thence with a curve to the right, easterly 97.7 feet; thence South 34 degrees 12 minutes West, 200.0 feet to the northerly margin of Old Hickory Boulevard; thence with said margin along a curve to the left 90.0 feet to the beginning.

BEING the same property conveyed to Eugene C. Wardell and wife, Ruth H. Wardell by Warranty Deed from Lucille Martin Simmons Fisher, dated 5/18/73 and recorded 5/21/73 in Book 4708, Page 832, Register's Office for Davidson County, Tennessee. Ruth H. Wardell having since died December 10, 2002, leaving Eugene C. Wardell as the surviving tenant.

Power of Attorney of record in Instrument No. 20170224-0018852 Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1286 Old Hickory Blvd., Nashville, TN 37207.

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

Dated this the 16th day of February, 2017.

Eugene C. Wardell by Bettie H. McCaskill, Attorney in Fact

Eugene C. Wardell by Bettie H. McCaskill,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bettie H. McCaskill** 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, and who further acknowledged that she is the attorney in fact for **Eugene C. Wardell** and that she is authorized by **Eugene C. Wardell** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of February, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

