WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051520 DEEDWARR
Recvd: 06/16/17 09:51 2 pgs
Fees:13.00 Taxes:6290.00
20170616-0060519

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lowell L. Stokes	New Owner	117-06-0-072.00
(NAME)	(NAME)	
2200 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, GARTH M. FUNDIS AND ANN T. FUNDIS, AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOWELL L. STOKES AND LEANN S. STOKES, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot No. 18 on the Plat of Hillsboro Heights, not of record, described according to survey made by W. B. Southgate, Engineer, May 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 325 feet east of the center line of 23rd Avenue, South, said point being 25 feet east of the line between Lots Nos. 17 and 18; thence with the northerly margin of Hampton Avenue eastwardly 110 feet; thence northwardly 340 feet, more or less, to the southerly line of Lot No. 2: thence with said line westwardly 110 feet to a point 25 feet east of the common corner of Lots Nos. 2, 3, less, to the beginning. 17 and 18 thence southwardly 340 feet, more or less, to the beginning.

Being the same property conveyed to WILLIAM H. LASSITER, JR., TRUSTEE, by deed from RICHARD F. BRADBURY AND WIFE, KATHRYN M. BRADBURY, of record in Book 9506, page 538, dated October 24, 1994, said Register's Office. Being further conveyed to GARTH M. FUNDIS AND WIFE, ANN T. FUNDIS, AS TENANTS BY THE ENTIRETY, by Quitclaim Deed from WILLIAM H. LASSITER, JR., TRUSTEE, of record in Book 11589, page 577, dated July 1, 1999, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plat of Hillsboro Heights, not of record, described according to survey made by W. B. Southgate, Engineer, May 1910; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2200 Hampton Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 14th day of June, 2017.

Garth M. Fundis

Garth M. Fundis

Ann T. Fundis

Ann T. Fundis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Garth M. Fundis and Ann T. Fundis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 19th day of June, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18