BILL GARRETT, Davidson County
Trans:T20170051771 DEEDWARR
Recvd: 06/16/17 15:24 2 pgs
Fees:13.00 Taxes:3108.00
20170616-0060817

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2017. Notary Public My commission expires: 5-3-21

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:
Emily Maggart Stephen Maggart	EVERBANK	
205 Page Rd.	301 W BAY ST.	130-05-0-117.00
Nashville, TN 37205	JACKSONVILLE, FL 32202	

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, **MICHAEL KUFFNER AND MARY THOMAS KUFFNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY MAGGART AND STEPHEN MAGGART, WIFE AND HUSBAND,** 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 South 105 feet of Lot No. 9, Block K on the Plan of Revised Highlands of Belle Meade No. 2 of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 105 feet on the Westerly side of Page Road and runs back between lines 201 feet 4 inches on the Southerly line and 201 feet, more or less, on the Northerly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Daniel Nathan Gilmer and wife, Lillian Roe Gilmer by Warranty deed from Michelle E. Haley, unmarried of record in Book 11445, page 290, Register's Office for Davidson County, Tennessee, dated April 19, 1999 and recorded on April 23, 1999.

Being the same property conveyed to Michael Kuffner and Mary Thomas Kuffner, husband and wife by Warranty deed from Daniel Nathan Gilmer and wife, Lillian Roe Gilmer of record in Instrument No. 20150608-0053521 Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 8, 2015.

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 205 Page Rd., Nashville, TN 37205.

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 15th day of June, 2017.

Michael Kuffner

Mary Thomas Kuffner

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 Michael Kuffner and Mary Thomas Kuffner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2017.

Notary Public

