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

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON
 MY COMMISSION EXPIRES SEPTEMBER 10, 2018	The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2017. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170066247 DEEDWARR
Recvd: 08/02/17 09:35 2 pgs
Fees:13.00 Taxes:1831.50
20170802-0078414

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Edward Wade Joyner, III	New Owner	**104-09-0B-250.00-CO**
3721 A West End Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Franklin Y. Hundley, Jr., a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Wade Joyner, III, an unmarried man

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 Unit No. A, on the plan of Resubdivision of Lot 2 in Block "C" Bransford Realty Company's Golf and Country Club Subdivision, according to the Master Deed of record in Book 4493, page 498 as amended in Book 4526, Page 195, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4350, page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Franklin Y. Hundley, Jr., a married person by Warranty deed from Hunter B. Short, a single person of record in Instrument No. 20050810-0094733 Register's Office for Davidson County, Tennessee, dated August 10, 2005 and recorded on August 10, 2005. (Value of consideration shown in aforementioned deed $485,000.00.) Being also known as 3721 A West End Ave Nashville, Tennessee 37205.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

**Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This is improved (__X__) unimproved (____) property known as 3721 A West End Ave, 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF July 31, 2017:

Franklin Y. Hundley, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Franklin Y. Hundley,, Jr., the within named Grantor(s), 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.

Witness my hand, at office, this the 31st day of July, 2017.

My Commission Expires: 5/25/20

Notary Public

20171419R

