# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066363 DEEDWARR
Recvd: 08/02/17 11:09 2 pgs
Fees:13.00 Taxes:906.50

20170802-0078581

M-FSBO-17-3815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANIEL DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Daniel R. Kuninsky and Joseph T. Schneider** | **Farmington Mortgage, a Division of CapStar Bank** | |
| (NAME) | (NAME) | |
| ~~**3815 Nevada Avenue**~~ 2614 Barton Ave | **2002 Richard Jones Road, Suite 300A** | **092-13-0-240.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN ~~37209~~ 37212** | **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **RYAN C. HUBER AND JOHN WALLER NKA JONATHAN FOUST HUBER, MARRIED TO EACH OTHER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIEL R. KUNINSKY, AN UNMARRIED MAN, AND JOSEPH T. SCHNEIDER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Block 30 on the Map of Charlotte Park, Second Addition, Extended of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee.

Said part of Block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines with the easterly margin of 39th Avenue North 150 feet to an alley.

Being the same property conveyed to Ryan C. Huber, an unmarried man and John Waller, an unmarried man by Warranty deed from Castleridge Properties of record in Instrument No. 20070824-0101539 Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 24, 2007.

This conveyance is subject to:

- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3815 Nevada Avenue, Nashville, Tennessee 37209**.

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 our hands this the 31st DAY OF JULY, 2017.

Ryan C. Huber By Loy Carney, Attorney In Fact

Ryan C. Huber by Loy Carney, Attorney-in-Fact

John Waller By Loy Carney, Attorney In Fact

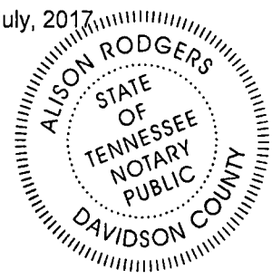
John Waller nka Jonathan Foust Huber by Loy Carney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RYAN C. HUBER AND JOHN WALLER NKA JONATHAN FOUST HUBER, and who acknowledged he executed the same as the free act and deed of the said RYAN C. HUBER AND JOHN WALLER.

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212