WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170073179 DEEDWARR
Recvd: 08/23/17 11:37 2 pgs
Fees: 13.00 Taxes: 1665.00

20170823-0086612

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 07.11.2021

(AFFIX SEAL)

LISA P. CHANEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Cornell	New Owner	171-03-0A-138.00 CO
(NAME)	(NAME)	
5308 Fredericksburg Way West		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Debra A. Nunes, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Cornell and Louann Cornell, 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 Davidson County, Tennessee, being Lot No. 101, as shown on the map entitled Section 6A, Fredericksburg, of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry F. Nunes and wife, Debra A. Nunes by Warranty Deed from Thomas A. Kerber and wife, Loretta M. Kerber, recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051541, in the Register's Office of Davidson County, Tennessee. The said Larry F. Nunes having since died vesting property to his sole surviving spouse: Debra A. Nunes.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5308 Fredericksburg Way West, Brentwood, TN 37027
(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 my/our hands this 18th day of August, 2017.

Debra A. Nunes

Debra A. Nunes

State of Tennessee
County of Williamson

Personally appeared before me Debra A. Nunes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 12278

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017