WARRANTY DEED

P-VRES-17-8072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

BRIAN L EVANS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 25th DAY OF AUGUST, 2017.

Debra A. DeCillo
Notary Public

MY COMMISSION EXPIRES: 05-08-2021
(AFFIX SEAL)

DEBRA A DE CILLO NOTARY PUBLIC COMMISSION EXPIRES MAY 8, 2021 STATE OF WASHINGTON

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)
Justin M. Gunter and Teale C. Gunter	NEW OWNER(S)	
(NAME)	(NAME)	**128-14-0-006.00**
8072 Sawyer Brown Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/31/17 14:59 3 pgs
Fees:18.00 Taxes:925.00
20170831-0089804

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, **BRIAN L. EVANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN M. GUNTER AND TEALE C. GUNTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/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 Lot No. 6 on the Plan of Section One, Harpeth Park of record in Plat Book 3600, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian L. Evans by Warranty Deed from Jennifer Ahnquist and wife, David Ahnquist of record in Instrument No. 20140213-0012807, Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 13, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3600, Page 92;
- Restrictions of record in Book 3844, Page 701, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8072 Sawyer Brown Rd., Nashville, Tennessee 37221**.

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 hand(s) this the ~~28th~~ 25th DAY OF AUGUST, 2017.

Brian L. Evans

STATE OF Washington
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN L. EVANS, the within named bargainor, 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 and official seal, this the 25th of August, 2017.

Debra A. DeCillo
Notary Public
My Commission Expires: 05-08-2021
(SEAL)

DEBRA A DE CILLO
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 8, 2021
STATE OF WASHINGTON

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

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

