THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 134 DEEDWARR
09/11/2017 12:28:29 PM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20170911-0092868

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept, 2017

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanford Mackenzie Nunes	NEW OWNER	MAP
930 Harriswood Drive (Tract I) and 932 Harriswood (Tract II)		PARCEL 115-00-0-016.00 (Tract I)
Nashville, TN 37205		115-00-0-011.00 (Tract II)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Daniel Kris Wiatr, Trustee of The George Tucky Trust, dated December 2, 2013**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sanford Mackenzie Nunes**

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:

Tract I: 115-00-0-016.00 - 930 Harriswood Drive

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Three, West Meade Heights of record in Plat Book 6200, Page 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: 115-00-0-011.00 - 932 Harriswood Drive

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Three, West Meade Heights of record in Plat Book 6200, Page 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract I:
Being the same property conveyed to The George Tucky Trust by Warranty deed from Ernest Coleman Midgett, Trustee of The Bradley Austin Midgett Trust of record in Instrument No. 20140107-0001788 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 7, 2014.

Being the same property conveyed to Daniel Kris Wiatr, Trustee of The Georgia Tucky Trust by "Quitclaim Deed for Correction of Error" from Daniel Kris Wiatr, Trustee of The George Tucky Trust of record in Instrument No. 20150319-0023955 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 19, 2015.

Tract II:

Being the same property conveyed to Daniel Kris Wiatr, Trustee of The George Tucky Trust by Warranty deed from Ernest Midgett, Married of record in Instrument No. 20140107-0001787 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 7, 2014. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Daniel Kris Wiatr, Trustee of The Georgia Tucky Trust by "Quitclaim Deed for Correction of Error" from Daniel Kris Wiatr, Trustee of The George Tucky Trust of record in Instrument No. 20150319-0023832 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 19, 2015.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **930 Harriswood Drive (Tract I) and 932 Harriswood (Tract II), 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 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 hand( ) this the 8th day of September, 2017.

George Tucky Trust

Trustee

Daniel Kris Wiatr, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Kris Wiatr** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **George Tucky Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Daniel Kris Wiatr** as such **Trustee**.

Witness my hand and seal this the 8th day of September, 2017.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE