Bill Garrett Davidson County
Batch# 19134 DEEDWARR
10/30/2017 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20171030-0110671

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

2017-970

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of October, 2017.

(Affix Seal) Notary Public
My Commission Expires: 3-30-21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hannah L. Jones 434 Summit Ridge Place Nashville, TN 37215	New Owner	131.05-0B-434.00CO

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, I/we, **John Lunsford, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hannah L. Jones, an unmarried person**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 434 Summit Ridge Place, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 434 of Four Seasons Condominium, a Condominium Development, as shown on Nat of record in Plat Book 5050, page 30, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominiums of record in Book 6841, page 349, as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, page 390, and By-Laws of record in Book 6841, page 376, to said Master Deed.

Being the same property conveyed to John Lunsford, unmarried from David C. Wilson and wife, Melissa Wilson by Warranty Deed dated May 2, 2008 and recorded May 5, 2008 in Instrument No. 20080505-0046241, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 434 Summit Ridge Place, Nashville, TN 37215.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of October, 2017

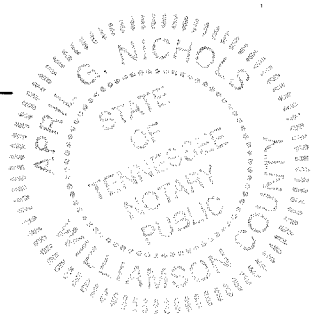
John Lunsford

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named John Lunsford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2017.

Notary Public
My Commission Expires: 6-30-2019



True Copy Certification

I, KEMBERLY POWELL, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)