Bill Garrett Davidson County
Batch# 39916 DEEDWARR
12/20/2017 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $758.50
20171220-0129622

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Record and Return to: Title Source, Inc., 662 Woodward Avenue, Detroit, MI 48226

Order Number: 63781720 - 9324918

②GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jon Runion and Lindsey Runion, Husband and Wife,** for Two Hundred Five Thousand and 00/100 Dollars ($205,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby convey unto the Grantee(s), **Makenna Runion and Jared Runion, Wife and Husband,** as joint tenants with right of survivorship, whose address is 113 Brenton Court, Goodlettsville, Tennessee 37072, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Lot Number 190, on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 988, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 190 fronts 67.00 feet on the Northerly margin of Brenton Court and runs back between parallel lines 90.00 feet to a line in the rear which measures 67.00 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 026-07-0-112.00

Street address of property: 113 Brenton Court, Goodlettsville, Tennessee 37072

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20171201-0122532 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Makenna Runion and Jared Runion, 113 Brenton Court, Goodlettsville, Tennessee 37072

Attached to and becoming a part of Deed between Jon Runion and Lindsey Runion, Husband and Wife, as Grantor(s), and Makenna Runion and Jared Runion, Wife and Husband, as Grantee(s).

Signed this 28th day of November, 2017.

Signatures of Grantors:

Jon Runion

Lindsey Runion

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28th day of November, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jon Runion and Lindsey Runion, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

CAROL RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Expiration Date: 2/9/2020

Attached to and becoming a part of Deed between Jon Runion and Lindsey Runion, Husband and Wife, as Grantor(s), and Makenna Runion and Jared Runion, Wife and Husband, as Grantee(s).

Property Address: 113 Brenton Court, Goodlettsville, Tennessee 37072

Tax Parcel: 026-07-0-112.00

Oath of Consideration

I or we, Jon Runion, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $205,000.00.

Signed this 28th day of November, 2017.

Signatures of Affiant(s):

Sworn and subscribed before me this 28th day of Nov, 2017

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Expiration Date: 2/9/2020

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 28th day of November, 2017, before me,
Day *Month* *Year*

_____, the undersigned Notary Public,
Name of Notary Public

personally appeared Jon Runion + Kirsten Runion Husband + Wife,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Signature of Notary Public

Carol B Christian Notary Public
My Commission Expires 2/9/2020

Place Notary Seal/Stamp Above

Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed of Trust, Loan # 338900 1563

Document Date: November 28, 2017 Number of Pages: 2

Signer(s) Other Than Named Above: —

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True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE