NEW OWNER:

Sean Jungels
Erin N. Bybee
5005 A Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

~~New Owner~~
BNC National Bank
7007 College Blvd Ste 600
Overland Park KS 66211

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0755 FR

Parcel 091-11-0-265.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 42973 DEEDWARR
12/29/2017 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20171229-0132477

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($474,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT M. ELLIOTT AND MELISSA SUE ELLIOTT, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN JUNGELS AND ERIN N. BYBEE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 910, Block No. 122 on Plan No. 1, West Nashville of record in Plat Book 54, Page (s) 74 and 75, 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 Robert M. Elliott and Melissa Sue Elliott, husband and wife by Warranty deed from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170405-0033496 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

Being improved property also known as 5005 A Georgia Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of December, 2017.

ROBERT M. ELLIOTT

MELISSA SUE ELLIOTT

BY: HER ATTORNEY, FACT
ROBERT M. ELLIOTT, attorney-in-fact, pursuant to
Power of Attorney of record in Instrument
_201712290132476

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT M. ELLIOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2017.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. [illegible] II
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT M. ELLIOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, MELISSA SUE ELLIOTT, the within-named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **December, 2017.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TREGLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **474,900.00** .

AFFIANT

Sworn to and subscribed to before me this 29 day of **December, 2017.**

NOTARY PUBLIC

My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, Angela R. Windham, a notary public for the county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020