Bill Garrett Davidson County
Batch# 55769 DEEDWARR
02/06/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20180206-0011791

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2861869

Return to:

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $***419,900.00 .

Affiant

Subscribed and sworn to me, this the 5th day of February, 2018.

Notary Public

My commission expires: 7.19.21

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
5318 Kentucky Avenue NASHVILLE, TN 37209	Taylor Alan Whitt Kelsey Gapstur Whitt 5318 Kentucky Ave. Nashville, TN 37209	Legacy Home Loans 8119 Isabella Ln #105 Brentwood, TN 37027	091-07-0-401.00

THIS INDENTURE is made effective the 5th day of February, 2018, by **Gloria Guntinas and Davide Vanzo, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Taylor Alan Whitt and Kelsey Gapstur Whitt, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1221, Block 185 on the No. 1 Plan of West Nashville of record in Plat Book 57, Pages 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 Gloria Guntinas and David E. Vanzo, Wife and Husband by Warranty deed from Blackacre Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150423-0036417 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 23, 2015.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including but not limited to those contained in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Gloria Guntinas

Davide Vanzo

STATE OF Texas)
COUNTY OF Bexar)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Gloria Guntinas**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Bexar County, this the 7th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 3/21/19

MARIA E. SALINAS-BAKER
Notary Public, State of Texas
Comm. Expires 03-21-2019
Notary ID 125327305

STATE OF Texas)
COUNTY OF Bexar)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Davide Vanzo**, 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 SEAL AT OFFICE, in Bexar County, this the 7th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 3/21/19

MARIA E. SALINAS-BAKER
Notary Public, State of Texas
Comm. Expires 03-21-2019
Notary ID 125327305

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

