Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 63717 DEEDWARR
03/01/2018 08:57:28 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20180301-0019069

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,025,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

**THIS INSTRUMENT PREPARED BY:**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9336

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Michael Ryan Kuffner and<br>Mary Thomas Kuffner | Same as Owner | 10409008400 |
| 3632 RICHLAND AVENUE | | |
| Nashville, TN 37205 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**

**LISA A. DENNEY, N/K/A LISA DENNEY HUSTEDT* AND ERIC J. HUSTEDT, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**MICHAEL RYAN KUFFNER AND MARY THOMAS KUFFNER, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3632 RICHLAND AVENUE, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 15th day of February, 2018.

Lisa A. Denney n/k/a Lisa Denney Hustedt

Eric J. Hustedt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LISA A. DENNEY N/K/A LISA DENNEY HUSTEDT AND ERIC J. HUSTEDT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9336

EXHIBIT A - LEGAL DESCRIPTION

Being Lot 2 on the Plat of The Subdivision of a part of Block "6", Richland Realty Company's Division "A" as of record in Instrument No. 20040402-0037234, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed by Warranty Deed from West End Homes, LLC to William A. Trojano and Lisa A. Denney, as recorded on the 23rd day of November, 2005 in Instrument No. 20051123-0141475 and Quitclaim Deed from William A. Troiano to Lisa A. Denney*, as recorded on the 2nd day of August, 2006 in Instrument No. 20060802-0094002, in the Register's Office of Davidson County, Tennessee.

* Lisa A. Denney, having since married Eric J. Hustedt is now known as Lisa Denney Hustedt.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "6", RICHLAND REALTY COMPANY'S DIVISION "A", as recorded in Instrument No. 20040402-0037234 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

**Eric J. Hustedt joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.