(2)

Bill Garrett
Batch# 79324
04/10/2018 11:49:28 AM
Fees: $13.00 Taxes: $1,616.90

Davidson County
DEEDWARR
2 pgs

20180410-0033700

MARGUERITE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$437,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2018.

Notary Public

My commission expires: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AARON P. LEDET AND ANN M. LEDET	**Farmington Mortgage, a div of Capstar Bank**	**081-08-4C-003.00 CO**
274 Pennystone Cr.	2002 Richard Jones Rd. Ste 300A	
Franklin, TN 37067	Nashville, TN 37215	

FOR AND IN 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,
DANIEL STUNKEL AND KIMBERLY BURKY, NOW KNOWN AS KIMBERLY STUNKEL, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON P. LEDET AND ANN M. LEDET, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Unit 3 as shown on Exhibit "B" of the Master Deed for Historical Row at Garfield, of record in Instrument No. 20131101-0113550, First Amendment of record in Instrument Number 20140717-0063477, and Second Amendment in Instrument Number 20140911-0083398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to DANIEL STUNKEL, UNMARRIED AND KIMBERLY BURKY, UNMARRIED, by deed from GEORGE E. BUTLER AND WILLIAM F. BUTLER, of record in Instrument No. 20141015-0095359, dated October 6, 2014, said Register's Office. DANIEL STUNKEL AND KIMBERLY BURKY HAVING SINCE MARRIED. KIMBERLY BURKY IS NOW KNOWN AS KIMBERLY STUNKEL.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 525 Garfield St, Nashville, TN 37208.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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

Witness my/our hand(s) this 9th day of April, 2018.

DANIEL STUNKEL

KIMBERLY STUNKEL

State of Tennessee)
County of Davidson)

On this 9th day of April, 2018, before me personally appeared, **DANIEL STUNKEL AND KIMBERLY STUNKEL,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

