Bill Garrett Davidson County
Batch# 96919 DEEDWARR
05/25/2018 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20180525-0050391

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
18-0258D

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018

Notary Public
Commission Expires: 2/25/19

ANN CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Sulcer 2334 Somerset Valley Drive Antioch, TN 37013-4488	Churchill Mortgage Corporation 761 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	173-06-0B-035.00-CO

WARRANTY DEED

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

Kamron L. Kunce and Erin Kunce, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Sulcer, unmarried woman

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

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, 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 Kamron L. Kunce and Erin E. Kunce, husband and wife by Warranty deed from Atkins & Associates Homebuilders, Inc., a Tennessee corporation of record in Instrument No. 20130702-0068359 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on July 02, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2334 Somerset Valley Drive, Antioch, TN 37013-4488.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of May, 2018.

Kamron L. Kunce

Erin Kunce

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Kamron L. Kunce and Erin Kunce, husband and wife

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 Brentwood, Tennessee this 25th day of May, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY