Bill Garrett Davidson County
Batch# 105322 DEEDWARR
06/15/2018 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180615-0057911



STATE OF TENNESSEE 21188
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2018.

Notary Public
MY COMMISSION EXPIRES: 9/29/21

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Bradley Lynn Townsend	Send Tax Bills To: First Bank
(Name) 2680 Avery Park Drive	(Name) 318 Seaboard Ln, Ste 205
(Street Address or Route Number) Nashville, TN 37211	(Street Address) Franklin TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 173090A77100CO

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, I/WE, Christopher L. Phuntek, unmarried person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley Lynn Townsend 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 all of Lot No. 654 as shown on plat of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more compete details of said lot.

BEING the same property conveyed to Christopher L. Phuntek, unmarried person, by deed from Regent Homes, LLC, dated November 20, 2008, filed of record in Instrument 20081121-0114703, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2018 taxes, prorated and assumed; Declaration of Covenants, Conditions, Restrictions and By-Laws for Lenox Village; the plat of record and all other easements of record and zoning regulations.

This is improved property known as 2680 Avery Park Drive, Nashville, TN 37211.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, their 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 shall be applicable to all genders.

Witness his/her/their hand(s) this 14th day of June, 2018.

Seller
Christopher L. Phuntek

21188

STATE OF ~~SOUTH~~ North CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Phuntek, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of June, 2018.

Notary Public

My Commission Expires: March 19, 2020

JAZMIN R. FREEMAN NOTARY PUBLIC UNION COUNTY, NC

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

MARY CATHERINE MCANULTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY