Bill Garrett Davidson County
Batch# 110423 DEEDWARR
06/29/2018 10:00:09 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20180629-0062969

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $876,000.00

Affiant

Subscribed and sworn to before me this 28th day of June, 2018.

Notary Public
My commission expires:

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Timothy Charles Nunez 2606 W. Linden Ave Nashville, TN 37212	New Owner	104-15-0-127

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Daniel M. Patz and Amy D. Patz, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Timothy Charles Nunez and Jill Elise Nunez, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 1 on the plan of resubdivision/partition of Lot No. 6, Map of Sunset Park Subdivision, of record in Instrument Number 20121018-0095823 Register Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Daniel M. Patz and Amy D. Patz, husband and wife, by deed dated July 18, 2013, from William H. Smallman of record in Instrument No. 20130722-0075787, Register Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Sunset Park Subdivision of record in Instrument Number 20121018-0095823, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 3325 Page 132. the official records of Davidson County Register of Deeds.

This property is improved property known as 2606 West Linden Avenue, Nashville, TN 37212

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 28th day of June, 2018.

Daniel M. Patz by Grant Hammond, his Attorney-in-Fact

Daniel M. Patz by Grant Hammond, his Attorney-in-Fact

Amy D. Patz by Grant Hammond, Her Attorney-in-fact

Amy D. Patz by Grant Hammond, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of June, 2018, before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel M. Patz and Amy D. Patz acknowledged that such person executed the same as the free act and deed of Daniel M. Patz and Amy D. Patz.

Sheri Engel
Notary Public

My Commission expires January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY