Bill Garrett Davidson County
Batch# 125122 DEEDWARR
08/07/2018 10:02:53 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20180807-0077441

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2018.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Luke Fekete and Sarah Fox Kunin	New owner	062-09-0-017.00
3745 Cedarwood Dr		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rick C. Tanley and Joyce Davenport Tanley, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Luke Fekete and Sarah Fox Kunin

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a part of Lot 18 and part of Lot 19 on the Map of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described as follows according to a survey, dated 5/7/77, by Ralph Lambert & Son, surveyors, as follows:

SAID parts of Lots No. 18 and 19 join together and front a total of 214.34 feet on the Southerly margin of Cedarwood Drive; thence, from a point, an iron pin, on said margin which is 11.0 feet Easterly from the intersection of said margin with the Easterly margin of Brush Hill Road, Southeasterly with an existing fence, on a line with the Westerly margin of Lots 18 and 19, a total of 150.0 feet to an iron pin; thence, Easterly, returning to the Southerly margin of Cedarwood Drive, 118.9 feet; thence, Northeasterly, with said margin, 214.34 feet to the point of beginning, containing .205 acres, more or less.

BEING the same property conveyed to Rick C. Tanley and Joyce Davenport Tanley, husband and wife by Warranty Deed from Elaine Sircy, unmarried of record in Book 11346, Page 878, Register's Office for Davidson County, Tennessee, dated February 17, 1999.

This is improved property known as **3745 Cedarwood Dr, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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 shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of July, 2018.

Rick C. Tanley

Joyce Davenport Tanley

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rick C. Tanley and Joyce Davenport Tanley, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of July, 2018.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001244-526

SP 11/2015