Karen Y Johnson Davidson County
Batch# 135892 DEEDWARR
09/04/2018 10:23:58 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20180904-0087079

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,000.00.

Affiant

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

Notary Public
My Commission Expires:
8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

18-0366

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stefan Wunn	New owner	
414 B Scott Avenue		083-02-0R-002.00
Nashville, TN 37206		

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

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stefan Wunn, unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit 414B, of the 414 Scott Avenue Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 414 Scott Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20171026-0109903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jenkins Development Company, LLC, by deed dated September 6, 2017 and filed September 13, 2017 from Charles L. Dangerfield and wife, Ruthe L. Dangerfield, of record in Instrument Number 20170913-0093519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **414 B Scott Avenue, Nashville, TN 37206.**

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 do 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 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 our hands this 30th day of August, 2018.

Jenkins Development Company, LLC, a
Tennessee limited liability company

Authorized Representative

BY: Brandon Jenkins,
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of Jenkins Development Company, LLC, a Tennessee limited liability company, and that he is authorized by Jenkins Development Company, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2018.



D. Shayne Adair, Notary Public
Davidson
My Commission Expires: 6/13/2022