Prepared by ~~& Return to:~~
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0578S-18

STATE OF ~~TENNESSEE~~ New York
COUNTY OF Nassau

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VOE-18-414

Affiant

CHANDROWATTIE LALCHAND
Notary Public - State of New York
NO. 01LA6250706
Qualified in Nassau County
My Commission Expires Mar 3, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of November, 2018

Notary Public
My Commission Expires: March 3, 2020

Address of New Owner	Send Tax Bills To:	
Ardina Pruijssers 414 McDonald Drive Nashville, TN 37217	Max L. Gunther 783 Saussy Pl. Nashville, TN 37205	Map/parcel: 120 05 0 152.00

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, I/WE

Thomas J. McGann

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max L. Gunther and Ardina J. Pruijssers, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS 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 part of Lot Number 422 on the plan of Glengarry Park, Section 4, as of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. McGann by Warranty Deed from James P. Fisher, dated 9/29/15 and recorded 9/30/15 in Instrument No. 20150930-0099502, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 162715 **DEEDWARR**
11/20/2018 02:02:26 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20181120-0114312

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 414 McDonald Drive Nashville, TN, 37217

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 14 day of November, 2018

Thomas J. McGann

STATE OF New York)
COUNTY OF Nassau)

CHANDROWATTIE LALCHAND
Notary Public - State of New York
NO. 01LA6250706
Qualified in Nassau County
My Commission Expires Mar 3, 2020

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Thomas J. McGann, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2018

Notary Public

My Commission Expires: March 3, 2020