Karen Johnson Davidson County
Batch# 190604 DEEDWARR
02/01/2019 08:48:17 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20190201-0009634

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JANUARY 2019.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

REBECCA KROGER NOTARY PUBLIC STATE TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryk Ataide and Susie Ataide, husband and wife	Caliber Home Loans, Inc.	
	(NAME)	
770 Dynasty Drive	1525 S. Belt Line Road	015-00-0-187.00
(ADDRESS)	(ADDRESS)	
Fairfield, CA 94534	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry Paul Tunison and Ladonna A. Tunison, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darryk Ataide and Susie Ataide, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING PARAGRAPH DESCRIBES A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW), IN THE EASTERLY MARGIN OF WHITES CREEK PIKE, (U.S. HIGHWAY #431), THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO MICHAEL L. DANIEL, HAVING A DEED REFERENCE IN BOOK 8173, PAGE 449, RODCT, THE NORTHWEST CORNER OF THIS TRACT, AND CONTINUING, AS FOLLOWS:
N 86 DEG. 19' 17" E, 948.39 FEET TO A PIPE (OLD), THE SOUTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO MICHAEL L. DANIEL, IN THE WESTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO ELLIS JAKES, HAVING A DEED REFERENCE IN BOOK 7248, PAGE 351, RODCT; THENCE, S 03 DEG. 32' 47" E, 120.00 FEET TO AN IRON PIN (NEW), IN THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ELLIS JAKES, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO AUBREY D. GIFFORD, HAVING A DEED REFERENCE IN BOOK 11122, PAGE 441, RODCT; THENCE, S 86 DEG. 19' 35" W, 943.67 FEET TO AN IRON PIN (NEW), IN THE EASTERLY MARGIN OF WHITES CREEK PIKE, THE NORTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO AUBREY D. GIFFORD; THENCE, N 05 DEG. 48' 02" W, 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.61 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JERRY PAUL TUNISON AND LADONNA A. TUNISON, HUSBAND AND WIFE, BY WARRANTY DEED FROM MICHAEL W. ARRINGTON AND LISA R. ARRINGTON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20030207-0016958, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2003, AND RECORDED ON FEBRUARY 7, 2003.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO REAL PROPERTY TAXES FOR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7452 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 29th day of January, 2019.

Jerry Paul Tunison

Ladonna A. Tunison

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Paul Tunison and Ladonna A. Tunison, husband and wife, the herein 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 the 29th day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072