KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel and Wendy Schunk	Daniel and Wendy Schunk	172-08-0-052
(NAME)	(NAME)	
447 Kinhawk Drive	1701 Wilson Pike	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JOHN BRADFORD PILLATSCH JR. AND NADIA PILLATSCH, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL SCHUNK AND WENDY SCHUNK, HUSBAND AND WIFE.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 31 on the Plan Section 2, Forest Acres Estates of record in Plat Book 4175, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Bradford Pillatsch Jr. and Nadia Pillatsch, a married couple by Deed dated July 31, 2015 from Kristine D. Huddleston and Randall Scott Huddleston, wife and husband, recorded August 4, 2015, in Instrument Number 20150804-0077273, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *IMPROVED* property is commonly known as: **447 Kinhawk Drive, Nashville, TN 37211**

LT&E File #15247

Karen Johnson Davidson County
Batch# 198444 **DEEDWARR**
02/25/2019 10:15:58 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190225-0016658

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 my/our hand(s) this 26th day of December, 2018.

John Bradford Pillatsch Jr.

Nadia Pillatsch

STATE OF TN
COUNTY OF Williamson

On this 26th day of December, 2018 before me, a notary public, personally appeared John Bradford Pillatsch Jr., to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Janice H. Collins
Notary Public
My Commission Expires: 7/5/21

STATE OF TN
COUNTY OF Williamson

On this 26th day of December, 2018 before me, a notary public, personally appeared Nadia Pillatsch, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Janice H. Collins
Notary Public
My Commission Expires: 7/5/21