Karen Johnson Davidson County
Batch# 201729 DEEDWARR
03/04/2019 02:25:21 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20190304-0019647

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $205,001.00.

KGM
Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Buntin and Adele Buntin 5105 Cochran Dr Nashville, TN 37220	New Owner	Tax Parcel ID No. 106-13-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis E. Russell, a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adele Buntin, married, and Jonathan Buntin, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Located in Nashville, County of Davidson, State of Tennessee, to-wit:

Lot No. 5, on the Plan of Redd Heights, as shown on plan of record in Book 2331, Page 105, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. The last recorded conveyance deed was recorded at Book 7070, Page 895, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Travis E. Russell, a single person by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, recorded on the 18th day of July, 1997 in Deed Book 10534, Page 787, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDD HEIGHTS, as recorded in Plat Book 2331, Page(s) 105.

This is improved property located at 296 Vivelle Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

Travis E. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis E. Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2019.

Notary Public

My Commission Expires: 