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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190319817** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of May, 2019.<br><br>Notary Public<br>My Commission Expires: _____ |

Karen Johnson Davidson County
Batch# 235132 DEEDWARR
05/28/2019 11:50:05 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20190528-0050055

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Matthew J. Cramer and Kaelin B. Cramer<br>1722 Kingsbury Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>158-12-0-018.00 |

**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, **Thomas Y. Gunter and Kathryn Sue Gunter, tenants by the entireties** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Cramer and Kaelin B. Cramer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 530 on the plan of Hillsboro Park, Section 13, as of record in Book 4175, Pages 19 and 20, Register's Office for said County.

Said Lot No. 30 fronts 215 feet on the Easterly side of Kingsbury Drive and extends back 557.3 feet on the Northerly line and 663.8 feet on the Southerly line which is a broken line to a deed line measuring 130.3 feet thereon.

Being the same property conveyed by Quitclaim Deed from Thomas Y. Gunter to Thomas Y. Gunter and wife, Kathryn Sue Gunter, tenants by the entireties as recorded on the 15th day of November, 1996 in Deed Book 10260, Page 658 and Deed from William T. Hamner and wife, Mary Alice Hamner to Thomas Y. Gunter as recorded on the 19th day of August, 1996 in Deed Book 10159, Page 284, 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 HILLSBORO PARK, SECTION 13, as recorded in Plat Book 4175, Page(s) 19 and 20.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4207, Page 396 and Book 4242, Page 811.

This is improved property located at 1722 Kingsbury Drive Nashville TN 37215

**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 24th day of May, 2019.

Thomas Y. Gunter

Kathryn Sue Gunter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Y. Gunter and Kathryn Sue Gunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

