Return to and
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4518

Karen Johnson Davidson County
Batch# 250614 DEEDWARR
07/01/2019 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $927.78
20190701-0063452

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $250,750.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2019

Notary Public
My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan R. Hight and Ryan R. Hight 2422 Vale Lane Nashville, TN 37214	First Bank 318 Seaboard Lane Ste 205 Franklin, TN 37067	073-12-0-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Emily M. Kuntz and Jeffrey A. Kuntz, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nathan R. Hight and Ryan R. Hight, husband and wife,** hereinafter called the Grantee(s), his/her/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. 134 on the Plan of Revision of Section One, Sunset View, of record in Plat Book 2663, page 28, in the Register's Office Davidson County, Tennessee.

Said Lot No. 134 fronts 105 feet on the North side of Vale Lane and runs back 279.7 feet on the East line and 275 feet on the West line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Emily M. Kuntz and Jeffrey A. Kuntz, wife and husband by Warranty Deed from Johnny P. Brown, married, dated November 19, 2015, recorded November 24, 2015, of record in Instrument No. 20151124-0119005, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2422 Vale Lane, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of June, 2019.

GRANTOR:

Emily M. Kuntz

Jeffrey A. Kuntz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily M. Kuntz and Jeffrey A. Kuntz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22