Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0310

Karen Johnson Davidson County
Batch# 258780 DEEDWARR
07/19/2019 08:33:43 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20190719-0070685

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Gretzinger 2406 Bethlehem Loop Road Franklin, TN 37069	NEW OWNER ,	026-00-0-036.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Wayne G. Bunnelle and wife, Barbara Jenkins Bunnelle

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Gretzinger, married

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, designated as Tract No. "A" according to a survey by Ralph W.E. Lambert, Surveyor, dated February 14, 1959 and more particularly described as follows: Beginning at a point in the easterly margin of a proposed road at the common dividing line between tracts Nos. "A" and "B" on said survey; thence easterly along said dividing line 235 feet to a point; thence S. 24 deg 15' w. 445 feet to a point in the southerly margin of said proposed road; thence northerly along the easterly margin of said road, 380 feet to the point of beginning, said tract being triangular in shape, and containing 1 acre, more or less.

Included in the above described property, but excluded therefrom is that portion of property conveyed to the State of Tennessee by Warranty Deed of record in Book 7523, page 873, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Liberty Lane and the north boundary of the C. M. Peebles property thence, on a curve left with a 75 feet radius 57.197 feet to a point in the Thomas F. Diskin northeast boundary., thence with said boundary south 31 degrees, 16 minutes, 11 seconds west, 17 feet more or less to a point in the C. M. Peebles northeast boundary., thence with said boundary northwestwardly 68 feet more or less to the point of beginning and containing 225 square feet.

Being a part of the same property conveyed to Wayne G. Brunnelle and wife, Barbara Jenkins Brunnelle by Warranty deed from Clay Morris Peeples and wife, Eugenia H. Peeples of record in Book 2884, page 487, Register's Office for Davidson County, Tennessee, dated April 11, 1959 and recorded on April 13, 1959.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 236 Liberty Lane, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11 day of July, 2019.

Wayne G. Bunnelle by
Donna C. Wonders, Attorney in Fact
Wayne G. Bunnelle by Donna C. Wonders, Attorney-In-Fact

Barbara Jenkins Bunnelle by
Donna C. Wonders, Attorney in Fact
Barbara Jenkins Bunnelle by Donna C. Wonders, Attorney-In-Fact

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna C. Wonders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Wayne G. Bunnelle and Barbara Jenkins Bunnelle** and that she is authorized by **Wayne G. Bunnelle and Barbara Jenkins Bunnelle** to execute this instrment on their behalf.

Witness my hand and official seal at ALLEN, Texas this 1st day of July, 2019.

ALICE PANDYAN
Notary Public, State of Texas
Comm. Expires 06-04-2022
Notary ID 13159096-4

ALICE PANDYAN
Notary Public
My Commission Expires: 6-4-2022

(Notary Seal)