Karen Johnson Davidson County
Batch# 268456 DEEDWARR
08/07/2019 04:07:16 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190807-0078723

WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Kristen Sunderlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KYLE SUNDERLIN AND KRISTEN SUNDERLIN	new owners	
(NAME)	(NAME)	
509 Lemont Drive		061-05-0-011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHAD A. STARKEY, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KYLE SUNDERLIN AND KRISTEN SUNDERLIN, 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. 311 on the Plan of Gra-Mar Acres, Section XI, of record in Book 2663, page 113, Register' s Office for said County, described as follows:

Beginning at a point in the West margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, Westerly 250 feet to a point; thence Northerly 170 feet to the South margin of Broadmoor Drive; thence with the margin of said Drive, Easterly 225 feet to the beginning of a curve; thence around said curve, Southeasterly 39.27 feet to the West margin of Lemont Drive; thence with the margin of said Drive, Southerly 145 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee by Allen M. Nichols and wife, Dorothy J. Nichols, by deed of record in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-19-509

Book 5035, page 150, said Registers Office:

Beginning at the point of intersection of the East boundary of the Charles M. Haile property and the South margin of Broadmoor Drive; thence along the said South margin Eastwardly 225 feet, more or less, to the beginning of curve; thence around said curve Southeastwardly 39.27 feet to the East margin of Lemont Drive; thence along a curve left having a radius of 18 feet Northwestwardly 28.60 feet to the point; thence North 84 degrees 04 minutes 25 seconds West 232.03 feet to the point in the said East boundary; thence along the said East boundary North 6 degrees 57 minutes 22 seconds East 15.83 feet to the point of beginning and containing 3,851 square feet.

Being the same property conveyed to Chad A. Starkey, unmarried by Special Warranty deed from American General Financial Services, Inc of record in Instrument No. 20100316-0019613 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on March 16, 2010.

unimproved ☐
This is improved ☒ property, known as 509 Lemont Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Chad A. Starkey, AN UNMARRIED PERSON this 2nd day of August, 2019.

Chad A. Starkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of August, 2019, before me personally appeared Chad A. Starkey, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the2nd day of August, 2019.

Notary Public

My Commission Expires: 7/9/22

(SEAL)

LISA A. WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY