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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. 190721708**<br><br>Karen Johnson Davidson County<br>Batch# 270043 **DEEDWARR**<br>08/12/2019 03:21:42 PM 2 pgs<br>Fees: $13.00 Taxes: $878.38<br>20190812-0080345 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $237,400.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of August, 2019.<br><br>Stacey Denson Palmer<br>Notary Public<br>My Commission Expires: 1/3/23<br><br>STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Andrew Oliver Erickson and Tara Ashley Mei-Lung Koch<br>3820 Lunn Drive<br>Nashville TN 37218 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>058-11-0-065.00 |

**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, **Cameron Hunt, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Erickson, an unmarried man and Tara Koch, an unmarried woman, as joint tenants with rights of survivorship,** ("Grantees"), their 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(s) 138, as shown on the map entitled the Plan of Royal Hills, Section I, of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAMERON HUNT, by deed from WENDI MCCONNELL, of record in Instrument No. 20180917-0091713, dated September 13, 2018, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 058-11-0-065.00.

Matters shown on the Plan of record in Plat Book 4675, page 73, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4813, page 77 and amended in Book 4895, page 102, said Register's Office.

This is improved property located at 3820 Lunn Drive Nashville TN 37218

**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

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-19-3820

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 7th day of August, 2019.

Cameron Hunt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 7th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022