THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721568** Karen Johnson Davidson County Batch# 272300 **DEEDWARR** 08/16/2019 09:21:39 AM 2 pgs Fees: $13.00 Taxes: $1,420.43 20190816-0082056	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,900.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2019. Notary Public My Commission Expires: MARCH 17, 2020 MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Patrick N. Park, Trustee 112 Morton Mill Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-12-0D-112.00 CO

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, **David C. Kunkel and Nancy S. Kunkel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick N. Park, Trustee, of the Patrick Park Living Trust dated May 16, 2008**, ("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. 112, on the Plan of the Third Revision Morton Mill Estates, A Planned Unit Development, of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David C. Kunkel and wife, Nancy S. Kunkel by Warranty Deed from Robert B. Locknar and Victoria Shaw Locknar, recorded on the 5th day of December, 2012 in Instrument No. 20121205-0111736, 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 recorded in Plat Book 6900, Page(s) 652, Revised in Plat Book 6900, Page 765, Plat Book 7900, Page 226 and Plat Book 7900, Page 561, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7546, Page 145; Book 7936, Page 704; Book 8079, Page 804 and Instrument No. 20190605-0053782, in the Register's Office of Davidson County, Tennessee.

Dedication of Common Area recorded in Book 7548, Page 963, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 112 Morton Mill Circle Nashville TN 37221

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 15th day of August, 2019.

David C. Kunkel

Nancy S. Kunkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David C. Kunkel and Nancy S. Kunkel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2019.

Notary Public

My Commission Expires: _____

