THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 273588 DEEDWARR
08/19/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190819-0083101

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Richard Manu 304 Wareham Court Nashville, TN 37013	Guaranteed Rate, Inc 109 Rand Place, Suite 1 Franklin TN 37064	151-01-0A-045.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffrey L. Gunn and Wendy R. Gunn**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Richard Manu, Married**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 45, Chatham Pointe, as shown on plat of record in Plat Book 6900, page 444-447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey L. Gunn and Wendy R. Gunn, by Warranty Deed from Robert M. Brown, unmarried man, of record on July 28, 2016, at Instrument No. 20160728-0077669, Davidson County Register of Deeds.

This is property commonly known as 304 Wareham Court Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 16 day of August, 2019:

Jeffrey L. Gunn

Wendy R. Gunn

STATE OF IL

COUNTY OF Adams

OFFICIAL SEAL
MICHELLE M MILLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/05/22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey L. Gunn and Wendy R. Gunn,** the bargainors, 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.

Witness my hand and official seal, this 16 day of August, 2019:

Notary Public

My Commission Expires: 04-05-22

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $255,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 16 DAY OF August, 2019.

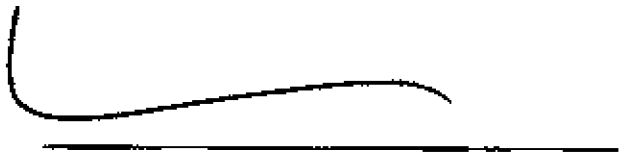
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

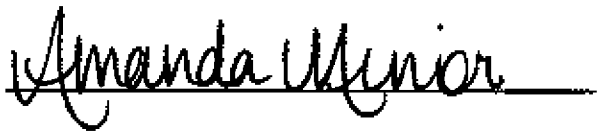
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

