This instrument was prepared by:
~~**Please record and return to:**~~
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 308060 DEEDWARR
10/30/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20191030-0111134

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, WE, **JOHN A. GUNNELS, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW SUNDIN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 774 ON THE PLAN OF CLOVERHILL SECTION IX, OF RECORD IN BOOK 2331, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 774 FRONTS 100 FEET ON THE NORTHEASTERLY MARGIN OF LYNCREST DRIVE AND EXTENDS BACK 330.2 FEET ON THE BROKEN EASTERLY LINE AND 272.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. GUNNELS, BY QUITCLAIM DEED FROM JANE E. GUNNELS, DATED NOVEMBER 17, 1999 AND RECORDED ON NOVEMBER 17, 1999 IN BOOK 11745, PAGE 413, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2922 LYNCREST DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 24th day of October, 2019.

JOHN A. GUNNELS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JOHN A. GUNNELS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of October, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00.**

Affiant

Subscribed and sworn to before me, this the 24 day of October, 2019.

NOTARY PUBLIC
My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Address New Owner(s) as follows:
ANDREW DAVID SUNDIN
2922 LYNCREST DRIVE
NASHVILLE, TN 37214

Send Tax Bills To:
Same as above

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

MAP/PARCEL: 096 14 0/118.00

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)