WARRANTY DEED

Karen Johnson Davidson County
Batch# 317119 **DEEDWARR**
11/18/2019 03:27:01 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20191118-0118902

Y-KW-19-3849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christine Holly Schenk and Lane Matthew Hirschfeld	**New Owner**	
(NAME)	(NAME)	**059-11-0-119.00**
3849 Woodward Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD GUNN, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINE HOLLY SCHENK, AN UNMARRIED WOMAN, AND LANE MATTHEW HIRSCHFELD, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 408 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 408 fronts 75 feet on the Northwesterly side of Woodland Drive and extends back 135.0 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Ronald Gunn, Sr. by Administrator's deed from Peggy D. Mathes, administrator of the Estate of Ruther M. Hunter, as to a 50% interest of record in Instrument No. 20190605-0053764 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 05, 2019.

Being the same property conveyed to Ronald Gunn, Sr. by Warranty deed from Nola Mae Hunter, as to 50% interest of record in Instrument No. 20190605-0053765 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 05, 2019.

Subject property was never said Grantor's primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4243, Page 869 and Book 4228, Page 685, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3849 Woodward Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th DAY OF NOVEMBER, 2019.

Ronald Gunn, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD GUNN, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. ROY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212