Karen Johnson Davidson County
Batch# 335813 DEEDWARR
12/27/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20191227-0134057

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael S. Agee	New Owner	007140B00300
(NAME)	(NAME)	
1900 Tinnin Road A3		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193438

For and 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, **I, Sue Dunnebacke Gunn, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael S. Agee**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 3 of Building A on the Plan of Magnolia Station- Phase One, a Condominium created under the provisions of TCA Section 64-27-101, et. Seq. as amended and as established by a Master Deed of record in Instrument No. 20030827-012444, Register's Office for Davidson County, Tennessee and as amended, inclusive, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the plan of record filed as Exhibit B to the said Amendment to Master Deed to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Sue Dunneback Gunn by Warranty Deed from Charles Robertson and wife, Frances Robertson dated March 10, 2006 and filed of record in Instrument No. 20060313-0028633, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Master Deed establishing a Horizontal Property Regime of Magnolia Station- Phase One, of record in Instrument No. 20030827-012444 as amended in Instrument No. 20041001-0118510, 20050627-0073312 and corrected in Instrument No. 20090811-0075446, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1900 Tinnin Road A3, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of December, 2019

Sue Dunnebacke Gunn

Sue Dunnebacke Gunn

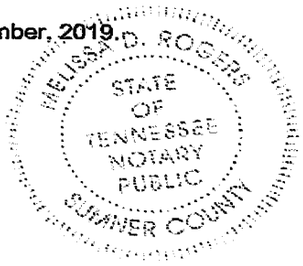
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sue Dunnebacke Gunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of **December, 2019**.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022