Karen Johnson Davidson County
Batch# 352666 DEEDWARR
02/03/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20200203-0012381

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My commission expires: 3-13-22

Address of New Owner:	Send Tax Bills to:	Tax Information
STEPHEN GITSCHLAG 1108 BEDFORDSHIRE COURT NASHVILLE, TN 37221	NEW OWNER	142-16-0-A 047.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CUYLER DUNBAR AND WIFE, SANDRA DUNBAR,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to**, JENNA GITSCHLAG AND STEPHEN GITSCHLAG, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 47, AS SHOWN ON THE PLAT OF DEVON PARK PHASE II, OF RECORD IN BOOK 6250, PAGE 432, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH A RIGHT AND EASEMENT OF ENJOYMENT IN AN TO THE COMMON AREA AS DEFINED AND AS SET OUT IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DEVON PARK PHASE II, OF RECORD IN BOOK 6541, PAGE 542, SAID REGISTER'S OFFICE, TO WHICH DECLARATION THIS CONVEYANCE IS SUBJECT.

BEING THE SAME PROPERTY CONVEYED TO CUYLER DUNBAR AND WIFE, SANDRA DUNBAR BY WARRANTY DEED FROM ABIGAIL ACCAS, UNMARRIED, RACHEL LEIGH ACCAS, UNMARRIES, AND OWEN ANDREW ACCAS, UNMARRIED, DATED APRIL 25, 2019, RECORDED APRIL 29, 2019, OF RECORD IN INSTRUMENT NO. 20190429-0038997, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1108 BEDFORDSHIRE COURT, NASHVILLE, TN 37221.

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) building restrictions, and (5) 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30 day of January, 2020.

CUYLER DUNBAR

SANDRA DUNBAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, CUYLER DUNBAR AND SANDRA DUNBAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 30 day of JANUARY, 2020.

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)