vidson County
Batch# 371906 DEEDWARR
03/13/2020 09:00:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200313-0028124

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Map: 128-14 Parcel: 189

WARRANTY DEED

Owner & Property Address:
MELISSA K. HUNKE, Trustee,
MELISSA KAY HUNKE REVOCABLE LIVING TRUST
245 Cross Timbers Drive
Nashville, TN 37221

Mail Tax Statement to:
Wells Fargo Home Mortgage
P.O. Box 10335
Des Moines, IA 50306-0335

The GRANTOR, **MELISSA KAY HUNKE, unmarried,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm all of grantor's right, title, and interest in and to the below-described property to:

MELISSA K. HUNKE, Trustee,
MELISSA KAY HUNKE REVOCABLE LIVING TRUST, dated February 28, 2020

said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Harpeth Park, Section Four, of record in Book 4300, page 52, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to party of the first part by Warranty Deed of Record at Book 9805, Page 162 and as Instrument Number 0104626 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants of record in Book 4411, Page 666 and in Book 4488, page 454, said Register's Office; terms and conditions as set forth in Book 4496, page 394, said Register's Office; easements and setback lines as set forth on the above plan of record in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 28th day of February, 2020, by the undersigned.

MELISSA KAY HUNKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MELISSA KAY HUNKE to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).