WARRANTY DEED

Karen Johnson Davidson County
Batch# 373129 DEEDWARR
03/16/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,589.43
20200316-0029144

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,575.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Brianna Bartelsmeyer Turner, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-022095

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Kuhnle and Edith Kuhnle	John Kuhnle and Edith Kuhnle	117-02-0D-017.00-CO
(NAME) 3043 Woodlawn Drive	(NAME) 3043 Woodlawn Drive	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand Five Hundred Seventy-Five And No/100 Dollars ($429,575.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY S. TOWNSON, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN KUHNLE AND EDITH KUHNLE, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, Being Unit No. 17 on The Plan of The Clairmont Condominiums, of Record in Plat Book 6200, Page 551, Register's Office For Davidson County, Tennessee, To Which Plan Reference Is Hereby Made For a More Complete Description Of Said Unit and Being Further Established By The Master Deed of Record in Book 7096, Page 940 as Amended in Book 7108, Page 98 And Reinstated In Book 8263, Page 703, Register's Office for Davidson County, Tennessee, together With An Undivided Percentage Interest In The Common Areas/ Elements Appurtenant To Said Unit As Set Forth In The Master Deed, Reference To Which is Hereby Made For a More Complete And Detailed Description Of The Unit And The Condominium, The Rights And Obligations of the Declarant and the Unit Owners, And The Bylaws Of The Association Of Owners.

NotaryCam DocID:5e6ec9dd8c079a6224141f05

Being a portion of the same property conveyed to Anthony S. Townson and Anne L. Townson, husband and wife by Warranty deed from Ruth R. Sinquefield, unmarried of record in Instrument No. 20130430-0043165 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013. (Value or consideration as shown in aforementioned deed $260,000.00.)

Being a portion of the same property conveyed to Anthony S. Townson, an unmarried man by Quitclaim deed from Anne L. Townson, a divorced woman of record in Instrument No. 20160126-0007186 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on January 26, 2016. (Value or consideration as shown in aforementioned deed $10.00.) Being also known as 3043 Woodlawn Drive Nashville, TN 37215.

This is unimproved ☐ improved ☒ property, known as 3043 Woodlawn Drive, Nashville, TN 37215

(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 we do covenant with the said GRANTEES 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 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 our hands this 16 day of March, 2020.

Anthony S. Townson

Anthony S. Townson

STATE OF Virginia

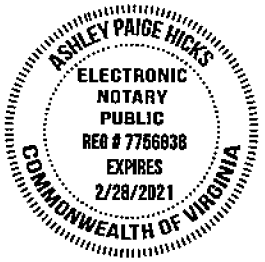
COUNTY OF Botetourt

On this 16 day of March, 2020, before me personally appeared Anthony S. Townson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Ashley Paige Hicks

Notary Public

My Commission Expires: February 28, 2021



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True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020