Karen Johnson Davidson County
Batch# 382835 DEEDWARR
04/08/2020 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,237.65
20200408-0036836

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325672

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $334,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Fielding Pierce and Anne L. Pierce 3057 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-0D-024.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kuhnle and Edith Kuhnle, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Fielding Pierce and Anne L. Pierce, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 24 , as shown on the map entitled Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN KUHNLE and EDITH KUHNLE, HUSBAND AND WIFE, by deed from SAM E. GLENN, of record in Instrument No. 20150116-0005037, dated January 15, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-02-0D-024.00 CO.

Matters shown on the Plan of record in Plat Book 6200, page 551, said Register's Office.

Master Deed of Clairmont Condominiums of record in Book 7096, page 940, as amended in Book 7108, page 98, as reinstated in Book 8263, page 703, said Register's Office.

By-Laws Covenants contained in instrument of record in Book 7117, page 70, Book 7637, page 319, Book 8108, page 993, Book 8251, page 180, Instrument No. 20081210-0119056 and Instrument No. 20140314-0021310, and Instrument No. 20180413-0035061, said Register's Office.

This is improved property located at 3057 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2020.

John Kuhnle by Kate Rosenthal, his Attorney-in-Fact

Edith Kuhnle by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Kuhnle and Edith Kuhnle and that she is authorized by John Kuhnle and Edith Kuhnle to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of March, 2020.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022