Karen Johnson Davidson County
Batch# 410755 DEEDWARR
06/05/2020 08:29:22 AM 2 pgs
Fees: $13.00 Taxes: $965.70
20200605-0057746

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $261,000.00.

Affiant

Sworn to and subscribed before me this 1st day of June, 2020.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Wendy Gunn and Jeffrey Gunn	677 Granwood Blvd.	Owner	063-16-0A-025.00-CO
677 Granwood Blvd.			
Old Hickory, TN 37138	Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, David A. Libardi and Patricia M. Libardi, Trustees of **The Libardi Family Trust dtd May 22, 2012,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Wendy Gunn and Jeffrey Gunn, wife and husband** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page (s) 550 through 552 and Certificated of Correction in Book 7462, Page 445 and amendment to change name in Book 8181, Page 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Libardi and Patricia M. Libardi, Trustees of The Libardi Family Trust dated May 22, 2012 by Quitclaim deed from Scott Baker, married of record in Instrument No. 20150107-0001553 Register's Office for Davidson County, Tennessee, dated December 09, 2014 and recorded on January 07, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020 and all subsequent years.
Plan of record in Book 6900, Pages 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW(SB-92-20-677

Tennessee of record in Book 8657, Page 179, Book 11030, Page 737, Book 11030, Page 744, Book 11030, Page 743, Book 8739, Page 991 and Book 11030, page 785, in the Register's Office for Davidson County, Tennessee.
Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of June, 2020.

David A. Libardi, Trustee of The Libardi Family Trust dtd May 22, 2012

Patricia M. Libardi, Trustee of The Libardi Family Trust dtd May 22, 2012

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton, the undersigned, a Notary Public, in and for said State and County, **The Libardi Family Trust dtd May 22, 2012,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1st day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 12.29.20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY