This Instrument Prepared By:
Concord Title
664 Sango Road
Clarksville, TN 37043

After Recording Return To:
Rudy Title & Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206
WI-SB-AP-20-1413

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$587,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of June, 2020.

Notary Public
My Commission Expires: 3-6-24

JAMES F. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Karen Johnson Davidson County
Batch# 431241 DEEDWARR
07/06/2020 02:46:21 PM 2 pgs
Fees: $13.00 Taxes: $2,173.75
20200706-0072483

WARRANTY DEED

THIS INDENTURE, made this 29th day of June, 2020, among:

JON PAUL ANDREWS AND JESSICA MICHELLE ANDREWS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GREGORY D. TUNSTILL, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1413 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170516-0048588 and Affidavit of Scrivener's Error recorded in Instrument No. 20170530-0053099 and being shown on Plat attached thereto as Exhibit "B", 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 Jon Paul Andrews and Jessica Michelle Andrews, husband and wife by Warranty deed from Profile & Principle, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180615-0057895 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 15, 2018.

Being also known as 1413 A Riverside Drive, Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or

maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jon Paul Andrews

Jessica Michelle Andrews

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jon Paul Andrews and Jessica Michelle Andrews, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2020.

JAMES F. MURPHY, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public
My Commission Expires: 3-6-24

Owner Name & Property Address:

Name: Gregory D. Tunstill
Address: 1413 Riverside Drive A
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Mortgage Investors Group
Address: 8320 Walker Springs Rd. #200
City, State, Zip: Knoxville, TN 37923

Tax ID: 083-03-2D-001.00-CO