Karen Johnson Davidson County
Batch# 436641 DEEDWARR
07/13/2020 01:40:25 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20200713-0076367

WARRANTY DEED

2020-1217-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 1/3/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica Marie Gunnar and Lars Gunnar 2813 B West Kirkwood Avenue Nashville, TN 37204	Regions Bank 2050 Parkway Office Circle Birmingham AL 35244	Map/Parcel 118 02 0S 002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura Leone Sochacki and Andrew L. Sochacki, wife and husband,** hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Marie Gunnar and Lars Gunnar, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING all of Unit B, according to the Plan of 2813 West Kirkwood Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20131219- 0128078, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Laura Leone Sochacki and Andrew L. Sochacki, wife and husband by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation, dated May 15, 2015, of record in Instrument No. 20150518-0045303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2813 B West Kirkwood Avenue, Nashville, TN 37204 .

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BK-20-2813

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 the GRANTORS, do covenant with the said GRANTEES that they lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 10 day of July, 2020:

Laura Leone Sochacki

Andrew L. Sochacki

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of July, 2020, before me personally appeared Laura Leone Sochacki and Andrew L. Sochacki, 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's (or persons') free act and deed.

Witness my hand, at office, this 7 day of July 2020.

Notary Signature
My commission expires: 12.5.2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020