Karen Johnson Davidson County
Batch# 511450 DEEDWARR
11/09/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,086.50
20201109-0131238

33597-5 Box 14

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,645,000.00.**

Affiant

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

Notary Public

My commission expires: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gunnison Investments, LLC	**"New Owner(s)"**	**105-13-0-085.00**
618 Hamilton Avenue		
Nashville, TN 37203		

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, WE,

Thomas G. Favreau and wife, Catherine C. Favreau

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

Gunnison Investments, LLC, a Tennessee limited liability Company

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 Lot No. 60 on the Plan of Belmont Land Company's property called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas G. Favreau and wife, Catherine C. Favreau, by Deed dated December 28, 1998 from Sandra E. Larson, of record in Book 11280, page 106, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 421, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Restrictive Covenants for Accessory Dwelling, Detached, of record in Instrument No. 20130802-0081026, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants for Mother-In-Law Apartment, of record in Instrument No. 20141118-0106037, Register's Office for Davidson County, Tennessee.**
4. **Taxes for the current year, which have been prorated and assumed by Grantor(s) and subsequent years not yet due and payable.**
5. **All applicable zoning ordinances.**
6. **All applicable utility, sewer, drainage and other easements of record.**
7. **All applicable subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record.**
8. **All applicable building restrictions.**
9. **Other applicable matters of public record.**

This is improved property, known as **1501 Linden Avenue, Nashville, TN 37212**

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 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 my/our hand(s) this **30th** day of **October, 2020.**

Thomas G. Favreau

Catherine C. Favreau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Thomas G. Favreau and Catherine C. Favreau,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

