Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2661
Parcel ID: 146-11-0-116.00

Property Address:
5037 Brevity Lane, Nashville, TN 37220

Karen Johnson Davidson County
Batch# 520792 DEEDWARR
11/24/2020 01:08:23 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20201124-0137934

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Jonathan K. Buntin
& Katherine Buntin

Address of New Owner:
5037 Brevity Lane
Nashville, TN 37220

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANGELIA J. VAN VRANKEN, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JONATHAN K. BUNTIN, and KATHERINE BUNTIN, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 201, PLAN OF MAP OF CRIEVE HALL ESTATES, SECTION 2, as shown on plat of record in Plat Book 2133, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ANGELIA J. VAN VRANKEN, an unmarried woman by Deed dated June 10, 2011 from PHILLIP DUNCAN and wife, MARY ALICE DUNCAN, recorded June 14, 2011, in Instrument Number 20110614-0045570, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5037 Brevity Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

3. All matters on the Plan of record in Plat Book 2133, page 45, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 2146, page 138, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 20th day of November, 2020.

ANGELIA J. VAN VRANKEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ANGELIA J. VAN VRANKEN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20 day of November, 2020.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $640,000.00.

Affiant

SWORN TO and subscribed before me on this 20th day of November, 2020.

Notary Public

My Commission Expires: