RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115293

Karen Johnson Davidson County
Batch# 581124 DEEDWARR
03/02/2021 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210302-0026026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2021.

NOTARY PUBLIC

My commission expires: 2/9/25

TAKISHA CLARK
Notary Public - State of Kansas
My Appointment Expires 2/9/25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Rodriguez Jr. 323 Forrest Park Road #514 Madison, TN 37115	Same address as new owner	043-13-0A-062.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **A.E., JR. AND M.A. BUNEL TRUST DATED 10/30/1989**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GUSTAVO RODRIGUEZ JR.**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5-14, in Robin Hood Condominium Apartments, as shown by plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Together with the undivided interest in the common elements of Robin Hood Condominiums appurtenant to said unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, page 524, said Register's Office.

Being the same property conveyed to A.E., Jr. and M.A. Bunel Trust dated 10/30/1989, from Andrew E. Bunel, a single person, by Quitclaim Deed dated September 8, 2020 and recorded September 18, 2020 in Instrument #20200918-0107348, said Register's Office.

Being the same property conveyed to Andrew Bunel, unmarried, from Bobby S. George, unmarried, by Warranty Deed dated August 17, 2007 and recorded August 24, 2007 in Instrument #20070824-0101367, said Register's Office.

The address of the herein described property is believed to be 323 Forrest Park Road #514, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of February, 2021.

A.E., JR. AND M.A. BUNEL TRUST DATED 10/30/1989

ANDREW E. BUNEL JR., TRUSTEE

MARYANN BUNEL, TRUSTEE

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Maryann Bunel and Andrew Bunel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the A.E., Jr. and M.A. Bunel Trust dated 10/30/1989 the within named bargainor and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves as, Trustees.

WITNESS my hand and seal, this the 23rd day of February, 2021.

TAKISHA CLARK
Notary Public - State of Kansas
My Appointment Expires 2/9/25

Notary Public
My commission expires: 2/9/25

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022