RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115369

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-BMR-21-27134

Karen Johnson Davidson County
Batch# 601295 DEEDWARR
03/26/2021 11:41:55 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210326-0040123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2021.

NOTARY PUBLIC

My commission expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

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
Garrett William Sheridan Carty 2713A Gear Street Nashville, TN 37216	Cross Country Mortgage 6850 Miller Road Brecksville, OH 44141	072-09-0A-001.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($365,000.00), 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, **ANDREW BUNEL III AND ANDREW E. BUNEL JR.**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GARRETT WILLIAM SHERIDAN CARTY, A SINGLE MAN**, 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. 1 of the Gear Street Condominiums, as depicted in the plat of Gear Street Condominiums prepared by Patrick S. Coode, Tennessee Registered Land Surveyor, for, and on behalf of, John Kohl & Company, P.C., surveyors, dated June 14, 2005 and appearing of record as Exhibit "C" to the Master Deed Establishing Horizontal Property Regime of Gear Street Condominiums, of record in Instrument #20050621-0070831, as re-recorded in Instrument #20050621-0073536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Bunel, III, an unmarried man, and Andrew E. Bunel, Jr., a married man, from Renasant Bank, a Mississippi banking corporation, by Special Warranty Deed dated July 31, 2008 and recorded July 31, 2008 in Instrument #20080731-0078554, said Register's Office.

Specific Power of Attorney previously recorded in instrument number 20210322-0037858.

The address of the herein described property is believed to be 2713A Gear Street, Nashville, TN 37216, 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 22nd day of March, 2021.

Andrew Bunel, III
ANDREW BUNEL III

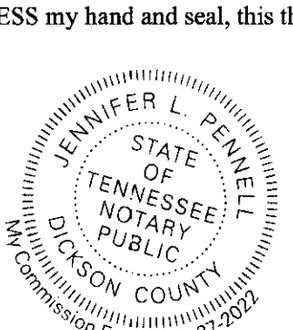
Andrew E. Bunel, Jr. by Andrew Bunel, III
ANDREW E. BUNEL JR., BY ANDREW BUNEL III, ATTORNEY IN FACT

Andrew Bunel III executes this instrument on behalf of Andrew E. Bunel Jr. pursuant to a Power of Attorney of record in 20210322-0037858, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Andrew Bunel III, both individually and as Attorney in Fact for Andrew E. Bunel Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of March, 2021.



Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____