Instr:200008070078135 Page: 1 OF 2
REC'D FOR REC 08/07/2000 11:49:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $611.61

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,300.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 3-23-02
(AFFIX SEAL)

N--PM-00-3195

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDM, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Hornbeak	Prism Mortgage Company	
3200 Kinross (ADDRESS)	440 North Orleans (ADDRESS)	133-2-166
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Chicago, IL 60610 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERESA HARTMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVE HORNBEAK AND KATHY HUNKA, 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:

Land in Davidson County, Tennessee, being lot No. 27 on the plan of Airdrie Subdivision "D" of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly margin of Kinross Avenue and extends back between parallel lines, with the southerly margin of Sunrise Avenue, 183 feet to an alley.

Being the same property conveyed to paul W. Hartman and wife, Teresa J. Hartman by deed of record in Book 7075, Page 81, Register's Office for Davidson County, Tennessee and being the same property conveyed to Teresa Hartman by Quitclaim Deed of record in Book 9642, Page 817, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3200 Kinross, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with 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 3rd day of August, 2000.

Teresa Hartman

Teresa Hartman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Teresa Hartman , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2000.

My Commission Expires: 3-23-02

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 3rd day of August, 2000.

My Commission Expires _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138