WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/02 14:23 2pgs
Fees:13.00 Taxes:362.60

20020515-0059782

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: March 29, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shane Hunt	Michael Shane Hunt	Map 96
(NAME)	(NAME)	
3237 Cloverwood Drive	3237 Cloverwood Drive	Group 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	Parcel 26
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **R. BRIAN OLDHAM, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL SHANE HUNT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the Plan of Hickory Bend Subdivision, Section 1, as shown of record in Plat Book 3300, Page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20011016-0112356, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 3300, Page 38, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Record Book 3341, Page 265, and Record Book 3346, Page 636, Register's Office of Davidson County, Tennessee.

This is not the primary residence of the Grantor.

unimproved ☐
This is improved ☒ property, known as 3237 Cloverwood Drive, Nashville, TN 37214
(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 10th day of May, 2002.

R. Brian Oldham (owner agent)
R. Brian Oldham

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, R. Brian Oldham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of May, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn

Notary Public

