WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 11:16 2pgs
Fees:13.00 Taxes:107.30

20021118-0142598

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-6-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Young Hunter	Dean Young Hunter	
(NAME) 4620 Setter Ct.	(NAME) 4620 Setter Ct.	32-10-20
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20021463

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **The Developers, a Joint Venture**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dean Young Hunter*** hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*and wife, Wanda Hunter

Being Lot No. 15 on the Plan of Quail Ridge, Section 6, as of record in Plat Book 11700, page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the property conveyed to The Developers, a Joint Venture, by quitclaim deed from R. L. Eatherly, Trustee, dated July 30, 1985 and filed of record in Record Book 6628, page 853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☒

This is improved ☐ property, known as 4620 Setter Ct., Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

Witness my hand this 14th day of November, 2002.

The Developers

By: Robert L Eatherly
Robert L. Eatherly

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, a Notary Public in and for said County and State, personally appeared Robert L. Eatherly, who acknowledged themselves to be the joint venturer of The Developers, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee this 14th day of November, 2002.

Commission expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Carol A Clawson

Notary Public