# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Myrtle Ann Archer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/04/03 08:22 2pgs
Fees:13.00 Taxes:721.50

20030804-0109753

B-3634

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Myrtle Ann Archer | Same | 103-16-0-B-022.00 CO |
| (NAME) | (NAME) | |
| 4215 Harding Road, # 211 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sam H. Hunt Jr. and William F. Hunt and James V. Hunt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myrtle Ann Archer, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 211 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners Association, as described in Book 5313, page 338, said Register's Office.

Being all of the same property conveyed to Marie V. Hunt by deed from Jean R. Shearin, of record in Book 6400, page 558, Register's Office for Davidson County, Tennessee. Marie V. Hunt subsequently died and devised her entire interest in subject property to Sam H. Hunt, Jr., William F. Hunt and James V. Hunt by Will of record in Will Book 1986, page 364275, Probate Court Clerk's Office for Davidson County, Tennessee. Said Marie V. Hunt and Marie Vaughn Hunt are one and the same person. Further conveyed to Sam H. Hunt, Jr., William F. Hunt and James V. Hunt by Executors Deed dated June 4, 2003 from Sam H. Hunt, Jr., William F. Hunt and James V. Hunt, Executor of the Estate of Marie Vaughn Hunt of record in Instrument No. 20030606-0078478, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

James V. Hunt executes this Warranty Deed for and on behalf of himself and William F. Hunt pursuant to a Power of Attorney recorded simultaneously herewith. ~~20030804-0109752~~

James Vaughn Hunt and James V. Hunt are one in the same person.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike Condominium 211, Nashville, TN 37205
(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 our hands this 21st day of July, 2003.

James V. Hunt

Sam H. Hunt Jr.

William F. Hunt
By: James Vaughn Hunt, AIF

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sam H. Hunt Jr. and James V. Hunt 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 Brentwood, Tennessee this 21st day of July, 2003.

Commission expires: 4/16/06

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared James Vaughn Hunt, a/k/a James V. Hunt, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of William F. Hunt, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said William F. Hunt. Witness my hand and Notarial Seal this 21st day of July, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027