WARRANTY DEED

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,500.00

William T Baugher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: . 9.16.07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/13/04 15:59 2pgs
Fees:13.00 Taxes:960.15

20040413-0041559

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Katherine Hunt	Mary Katherine Hunt	117-04-0-342
(NAME) 1840 Primrose Avenue	(NAME) 1840 Primrose Ave.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(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, Richard Douglas Hester and William Lance Baugher , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Katherine Hunt, unmarried , 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:

Being Lot No. 5, Block "A" on the Plan of Belmont Terrace Annex No. 4 as of record in Plat Book 94, Page 97, 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 the same property conveyed to Richard Douglas Hester and William Lance Baugher by Warranty Deed dated December 5, 2002 from Danny Murphy and Roy Dano of record in Instrument No. 20021213-0154024, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1840 Primrose Avenue, Nashville, TN 37212

(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 9th day of April, 2004.

Richard Douglas Hester by William T Baugher His Attorney in fact

Richard Douglas Hester

William T Baugher

William Lance Baugher

STATE of Tennessee
COUNTY of Davidson

PERSONALLY AND AS ATTORNEY IN FACT FOR RICHARD DOUGLAS HESTER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Richard Douglas Hester and~~ William Lance Baugher the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained. RMD

Witness my hand and Official seal this 4/9/2004

My Commission Expires: 9.16.07

Notary Public

File Number2404087
RETURN TO:

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

R. MARK DOUGALL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN