WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2004.

Notary Public

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

WILLIAMSON COUNTY, TENNESSEE ★ JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE

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

Davidson County DEEDWARR
Recvd: 08/12/04 15:25 2pgs
Fees:13.00 Taxes:580.90
20040812-0097714

B-4184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin C. Temple	Kevin C. Temple	118-07-120.00
(NAME)	(NAME)	
634 West Iris	634 West Iris	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37204	
(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, William F. Hunt and ~~wife~~, Ann P. Hunt,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin C. Temple, 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. 11 of Block "B" on the plan of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Hunt and wife, Ann P. Hunt by Warranty Deed from Robert L. Sawyer and wife, Shirley M. Sawyer, dated December 18, 1981, of record in book 5832, Page 695, Register's Office for Davidson County, Tennessee. William F. Hunt and Ann P. Hunt are now divorced and Ann P. Hunt is now known as Ann Hunt Simons.

**kna Ann P Hunt Simons

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.

unimproved ☐ This property was not the usual place ofresidence, heldfor investment purposes

This is improved ☒ property, known as 634 West Iris, Nashville, TN 37204

(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 20th day of July, 2004.

William F. Hunt by Ann P Hunt Simons
William F. Hunt by Ann P Hunt Simons
Attorney in Fact

Ann P. Hunt Simons
Ann P. Hunt Simons

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 ~~William F. Hunt and wife~~, Ann P. 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.

*a/k/a Ann P. Hunt Simons

Witness my hand and official seal at Brentwood, Tennessee this 20th day of July, 2004.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ann P Hunt Simons 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 Wlliam F. Hunt. Witness my hand and Notarial Seal this 20th day of July, 2004.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

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