Return to: The Home Closing Company, Inc.
214 Centerview Dr., Ste 225
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 09:53 2 pgs
Fees:13.00 Taxes:616.05
20050623-0072044

State of Tennessee)
County of Davidson)

05-06-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of June, 2005

Notary Public

My Commission Expires: 1/26/08 (AFFIX SEAL)

JEFFREY C. HOLZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARIANNE DUNN (NAME)	Wilmington Finance (NAME)	156-2
758 Goodpasture Trace (ADDRESS)	P.O. Box 209 (ADDRESS)	161.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Plymouth Meeting PA 19462 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **JAMES D. HUNTER AND PAULA K. HUNTER, HIS WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIANNE DUNN, Unmarried**, hereinafter called the Grantee(s), 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 Lot No. 669, Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, 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 JAMES D. HUNTER AND PAULA K. HUNTER, HIS WIFE, by Deed from ARTHUR P. WHEELER AND LISA W. WHEELER, HIS WIFE, dated November 30, 1987,of record in Book 7415, Page 998, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5051, Page 92, as amended in Book 5197, Page 123, and in Book 5228, Page 718, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 758 Goodpasture Trace, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 10th day of June, 2005.

James D. Hunter
JAMES D. HUNTER

Paula K. Hunter
PAULA K. HUNTER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES D. HUNTER AND PAULA K. HUNTER, HIS WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of June, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.