WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$157,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD SUMNER	New Owner	**128-14-86**
(NAME)	(NAME)	
332 CROSS TIMBERS DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(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, **FRANK A. HUNT AND WIFE, MARY HUNT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD SUMNER AND WIFE, MISTY SUMNER, as joint tenants with right of survivorship,** 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 LOT NO. 164 ON THE PLAN OF SECTION TWO, HARPETH PARK OF RECORD IN BOOK 3700, PAGE 58 AND CORRECTED IN BOOK 4226, PAGE 614, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK A. HUNT AND WIFE, MARY NANCY HUNT BY DEED FROM JONES LUMBER COMPANY, INCORPORATED OF RECORD IN BOOK 4104, PAGE 34 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **332 CROSS TIMBERS DRIVE, NASHVILLE, TN 37221**

(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 **28th day of October, 2005.**

Frank A. Hunt
FRANK A. HUNT

Mary Nancy Hunt
MARY HUNT

Davidson County DEEDWARR
Recvd: 11/01/05 15:38 2 pgs
Fees:13.00 Taxes:584.23

20051101-0132169

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **FRANK A. HUNT AND WIFE, MARY HUNT** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of October, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public