WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Randall C. Hunley P.O. Box 293278 Nashville, TN 37229	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 161-09; 12.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

RICK PILIPONIS, Trustee for 5437 Bradfield Drive Land Trust, a revocable living trust

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Randall C. Hunley

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. 28 on the Plan of Hillview Estates of record in Plat Book 3600, page 89, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Rick Piliponis as Trustee of 5437 Bradfield Land Trust, a revocable living trust, by deed from Jonathan Butler and Emily Butler, of record as Instrument No. 20030807-0112451, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **5437 Bradfield Drive, Nashville, TN 37220**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18th day of October, 2005.

Davidson County DEEDWARR
Recvd: 04/26/06 13:49 2 pgs
Fees:13.00 Taxes:666.00

20060426-0047840

RICK PILIPONIS
Trustee for 5437 Bradfield Drive Land Trust, a revocable living trust

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RICK PILIPONIS, Trustee for 5437 Bradfield Drive Land Trust, a revocable living trust**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as its **Trustee**, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of October, 2005.

Tara Hawley
NOTARY PUBLIC

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 19, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 19th day of October, 2005.

Tara Hawley
NOTARY PUBLIC

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 19, 2009