WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

BOX 13
11766

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Edwards	First Franklin A Division of National City Bank	133-12-267
(NAME)	(NAME)	
3805 Eckhart Drive	14643 Dallas Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX 75254	
(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, Robert F. Hundley and wife, JoAnn Hundley and Jeremy Hundley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Edwards, 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Greenwood Hills, Section Four, as of record in Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert F. Hundley and wife, JoAnn Hundley and Jeremy Hundley, by deed of record in Instrument No. 20020219-0020715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Robert F. Hundley and JoAnn Hundley by Jeremy Hundley as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060828-0105927, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3805 Eckhart Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 08/28/06 11:20 2 pgs
Fees:13.00 Taxes:525.40



20060828-0105928

Witness our hands this 21st day of July, 2006.

Jeremy Hundley

Robert F. Hundley by Jeremy Hundley, his attorney in fact

JoAnn Hundley by Jeremy Hundley, her attorney in fact

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 Jeremy Hundley 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 purpose therein contained.

On this the 21st day of July, 2006, before me personally appeared Jeremy Hundley , the person who executed the foregoing instrument on behalf of Robert F. Hundley and JoAnn Hundley and who acknowledged that they executed the same as the free act and deed of the said Robert F. Hundley and JoAnn Hundley, through Power of Attorney granted he by the said Robert F. Hundley and JoAnn Hundley.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2006.

Commission expires:
72509

Heidi Jo Clayton
Notary Public

