WARRANTY DEED

File Number: 60270

Davidson County DEEDWARR
Recvd: 12/07/06 16:08 2 pgs
Fees:13.00 Taxes:28.12
20061207-0151648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 23, 2009 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Excel Builders of Tennessee	Excel Builders of Tennessee	92-6-390.00
(NAME) 2107 Buena Vista Pike	2107 Buena Vista Pike	
(ADDRESS) Nashville, Tennessee 37218	Nashville, Tennessee 37218	
(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, Edgar S. Hunter, and wife Lorraine M. Hunter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwayne Bell, Sr. d/b/a Excel Builders of Tennessee, 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 9 on the Map of T. M. Steger's First Subdivision of the Old Barrow Place, not recorded.

Said Lots Nos. 9 and 10 fronts 40 feet each on the southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being part of the same property conveyed to Edgar S. Hunter, and wife Allie M. Hunter by deed from Maggie J. J. Hunter, unmarried, dated January 19, 1981, of record in Book 5713, Page 881, Register's Office for Davidson County, Tennessee. The said Allie M. Hunter having since died on June 5, 1999 leaving Edgar S. Hunter as the surviving tenant by the entirety.

Lorraine M. Hunter herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☒

This is improved ☐ property, known as 2817 Clifton Avenue, Nashville, TN 37209
(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 6th day of December, 2006.

Edgar S. Hunter

Lorraine M. 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 Edgar S. Hunter and Lorraine M. Hunter, 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 Nashville, Tennessee this 6th day of December, 2006.



Notary Public

Commission expires:
MY COMMISSION EXPIRES:
May 23, 2009