WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Robert B Sevier Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Sevier Jr.	First American R.E. tax Svc.	Map 114-7-B
(NAME)	(NAME)	
1257 West Running Brook Road	8435 N. Stemmons Fwy	Parcel 96
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas TX 75247	
(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, **STEVEN JOSEPH HUNT AND WIFE, RACHAEL HUNT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. SEVIER JR. AND WIFE, LINDSAY S. SEVIER,** 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. 84 on the Plan of Section Four, Westchase, of record in Instrument #20040204-0013784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven Joseph Hunt, married, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge homes, of record in Instrument #20040902-0106562, said Register's Office. Rachael Hunt, spouse of Steven Joseph Hunt, joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Instrument #20040204-0013784 said Register's Office; (c) easements of record in book 5222, page 720, Instrument #20021028-0131574, Book 8626, page 852, Instrument #20021104-0134795, Book 2484, page 315, Book 751, page 374, Book 787, page 13, Book 787, page 14 and Instrument #20050509-0052106, said Register's Office; and (d) restrictive covenants of record in Instrument #20021126-0146387 and in Instrument #20050602-0062617said Register's Office.

Davidson County DEEDWARR
Recvd: 02/05/07 14:32 2 pgs
Fees:13.00 Taxes:887.63



20070205-0014948

unimproved ☐

This is improved ☒ property, known as 1257 West Running Brook Road, Nashville, Tennessee 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 12th day of January, 2007.

Steven Joseph Hunt

Rachael Hunt

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 Steven Joseph Hunt and Rachael Hunt, the bargainor, 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 12th day of January, 2007.

Commission expires:

Notary Public

