File No. 70138

WARRANTY DEED

MIGNON SMELSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Raymond G Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond G. Hunter	Raymond G. Hunter	04900009700
(NAME)	(NAME)	
3826 Whites Creek Pike	3826 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Tammy Nadene McCullough Hasty (a/k/a Tammy N. Hasty), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond G. Hunter, 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:

TRACT I:

Beginning in the center of the Whites Creek Road, the Northeasterly corner of Tract No. 1; thence with the center of said road South 35 degrees 45' East 25 poles to a point; thence South 80 degrees West 40 poles to a point on the West 40 poles to a point on the West line of the Tract; thence North 13 ¾ degrees West 10 poles; thence North 2 degrees 45' West 14 poles to the Northwest corner of the Tract; thence following the North boundary North 62 ½ degrees East 4 poles; thence North 77 ¾ degrees East 5 poles; thence South 85 ¾ degrees East 8 poles; thence North 80 ½ degrees East 12 8/10 poles to the beginning, **and containing five (5) acres more or less.**

TRACT II:

Beginning at a point in the West Boundary of Tract #1 of the G.A. Maddux farm lands conveyed to John R. Burton, being the Southwest corner of the 5 acre Tract conveyed to R.B. Parks by deed which is of record in Book 972, Page 557, of the Register's Office for Davidson County, Tennessee; thence 2.4 poles to a point; thence 72 degrees, 42 min. 20.6 poles more or less to a point; thence South 80 degrees West 20 poles, more or less to the point of beginning containing .154 acres more or less.

Being the same property conveyed to Leland Todd Hasty and wife, Tammy N. Hasty by deed from Nelson R. Villalobos and wife, Carol D. Bevis, dated January 29, 1998 and recorded on February 3, 1998 in Book 10779, page 561, Register's Office, Davidson County, Tennessee. Pursuant to Final Decree of Divorce, Leland Todd Hasty conveyed all his right, title and interest in subject property to Tammy Nadene McCullough Hasty by quitclaim deed dated October 24, 2003 and recorded on June 24, 2004 in Instrument No. 20040624-0074874, Register's Office, Davidson County, Tennessee.

Tammy N. Hasty and Tammy Nadene McCullough Hasty being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

Subject to an easement of record in Book 6931, page 997, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/19/07 13:49 2 pgs
Fees:13.00 Taxes:858.40
20070419-0046964

unimproved ☐

This is improved ☒ property, known as 3826 Whites Creek Pike, Nashville, TN 37207

(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.

File No. 70138
Witness my hand this 29th day of March, 2007.

Tammy Nadene McCullough Hasty

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 Tammy Nadene McCullough Hasty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2007.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

Notary Public