WARRANTY DEED

File Number: 70279

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5.23.09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY MY COMMISSION EXPIRES May 23, 2009
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dutton	David Dutton	070-02-026.00
(NAME) 2812 Buena Vista Pk	(NAME) 2812 Buena Vista Pk	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 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, Maureen Hunkler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Dutton, 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:

Being parts of Lots Nos. 12 and 13 on the map of Sarah Mcintosh's Subdivision of certain lots in the Old Daniel Young tract, as of record in Book 332, Page 71, register's Office for said County, More particularly described as follows:

Beginning at the easterly margin of the New Highway on the southern line of said lot no. 12; thence south 89° East 431 feet , more or less, to an Elm in the southerly line of said lot no. 13; thence North 55 1/2° East 150 Feet, More or less, to a point in the Southeasterly line of said lot no 13; Thence South 89° West and parallel with and 100 feet Northerly from the southern lines of said lots nos. 12 and 13, 535 feet more or less, to a point in the easterly margin of said new highway; thence south 22 1/2° west with the easterly margin of said highway, 130 feet more or less to the beginning.

Being the same property conveyed to Jackie V. Alsup by quitclaim deed from Ronald O. Miller, Dorothy C. Miller, Maxine W. Miller and Dorothy B. Miller recorded August 15, 2001 in Instrument no 20010815-0088342 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mureen Hunkler by deed from Jackie V. Alsup on September 2, 2005 in Instrument # 20050902-0105818 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2812 Buena Vista Pk, Nashville, TN 37218
(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 my hand this 26th day of June, 2007.

Maureen Hunkler

Davidson County DEEDWARR
Recvd: 07/06/07 12:31 2 pgs
Fees:13.00 Taxes:247.90

20070706-0080764

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2007.

Commission expires:

MY COMMISSION EXPIRES
May 23, 2009

Rachel L. Bell Notary Public