Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr. Suite 150
Brentwood, TN 37027

File No. 270801667

WARRANTY DEED

B-5482

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Karen Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2007.

Karen Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-1609 Heather Lee
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/17/07 10:56 2 pgs
Fees:13.00 Taxes:617.90
20070917-0110887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginny L. French-Harris	First Omni Mortgage Lending	Map 63-16-A-56
(NAME) 1692 Aaronwood Drive	(NAME) 310 West Liberty Street Ste 100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald P. Hunter and wife, Leslie M. Hunter, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginny L. French-Harris unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 35 on the Plan of Hampton Park, a Planned Unit Development, (formerly known as Chitwood Downs), as of record in Plat Book 6900, Page 405, and as amended in Book 6900, Pages 550-552, and corrected in Book 7462, page 445, in Book 8110, Page 401, and further amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald P. Hunter and wife, Leslie M. Hunter by deed from Jim P. Blair and wife, Ramona K. Blair of record in Deed Book 10034, page 192 and filed for record on May 1, 1996, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1692 Aaronwood Drive, Old Hickory, TN 37138
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 12th day of September, 2007.

Ronald P. Hunter

Ronald P. Hunter

Leslie M. Hunter

Leslie M. Hunter

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronald P. Hunter and wife, Leslie M. Hunter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of September, 2007.

Commission expires: 11.28.07

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270801667

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return To: B-5482
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027