# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/07 10:29 2 pgs
Fees:13.00 Taxes:695.60
20070921-0112927

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009,~~ 5/14/2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald Hunter | Countrywide Home Loans, INC. | 08507009600 |
| (NAME) 3104 Stafford Drive | (NAME) 2021 N. Gallatin Rd | |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Madison TN 37115 | |
| (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, Andrew C. Jeter and Melissa M. Jeter, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Hunter and *, 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: *Leslie Hunter, Husband and Wife

BEING lot No. 149, on the Plan of Stanford Country Club Estates, of record in Book 2900, Page 83 and 84, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew C. Jeter and Melissa M. Jeter, Husband and Wife, by Warranty Deed dated September 13, 2006 from Tania J. McMurray a/k/a Tania L. Sturgis, and husband Patrick McMurray of record in Instrument No. 20060919-0116025, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3104 Stafford Drive, Nashville, TN 37214
(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 17 day of September, 2007.

Andrew C. Jeter

Melissa M. Jeter

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 Andrew C. Jeter & Melissa M. Jeter, 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 17 day of September, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009

Notary Public