Davidson County DEEDWARR
Recvd: 11/05/07 10:06 2 pgs
Fees:13.00 Taxes:407.00

20071105-0130012

File No. 270900217

WARRANTY DEED

LAURA A. MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

David S. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road. Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Wilson	David S. Wilson	085-07-0-088.00
(NAME) 3109 Edgemont Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, I,

Phillip D. Hunt, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Wilson, married

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 157 on the Plan of Stanford Country Club Estates, Section IV, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for ~~Wilson~~ 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 Hubert J. Hunt and wife, Ruth C. Hunt by deed from Robert David Bolton and wife, Loy S. Bolton, of record in Deed Book 4212, page 345, and filed for record on February 16, 1968. Hubert J. Hunt has since died and the same property was then further conveyed by quitclaim deed to Ruth C. Hunt, a widow and Phillip Darwin Hunt, their heirs and assigns from David E. Phillips, Trustee, of record in Book 11672, Page 91 and filed for record on September 23, 1999, Register's Office for said County.

Ruth C. Hunt having since died on May 10, 2007, Phillip Darwin Hunt sole surviving heir-at-law pursuant to the Last Will and Testament of Ruth C. Hunt, of record in the Davidson County Seventh Circuit Court Probate Division Docket No. 07P-903.

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 3109 Edgemont 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 GRANTEE(S), HIS 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), HIS 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 25th day of October, 2007.

Phillip D. Hunt

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 Phillip D. Hunt 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 25th day of October, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270900217

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.