File No. 271100930

WARRANTY DEED

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
700763

STATE OF TENNESSEE
COUNTY OF WILSON

File Box 30

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Jennifer Crowell
Affiant

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires May 2, 2011

Notary Public

COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra M. Minello	New Owner	Map 86-07-0 Parcel 101.00
(NAME)	(NAME)	
1276 Jackson Hill Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Bobby R. Hunter and wife, Deborah L. Hunter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra M. Minello, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 92, on the Planned Unit Development, Phase II Jackson's Retreat, as shown on plat of record in Plat Book 5200, page 673, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Bobby R. Hunter and wife, Deborah L. Hunter by Warranty Deed dated June 22, 1990 from Charles T. Walraven And Wife, Patricia Lynn Walraven, and filed of record in Book 8140, page 835, Register's Office for Davidson County, Tennessee.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Subject to restrictive covenants of record in Book 6176, page 939, said Register's Office; Declaration of Covenants, Restrictions and Conditions in Book 5741, Page 360, said Register's Office; By-laws filed of record in Book 5745, page 294, said Register's Office; HOA Charter filed of record in Book 5745, page 283, said Register's Office; Subject to all matters as set forth per Plat Book 5200, Page 673, Register's Office of Davidson County, Tennessee.

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 1276 Jacksons Hill Road, Hermitage, TN 37076
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Davidson County DEEDWARR
Recvd: 12/14/07 09:17 2 pgs
Fees:13.00 Taxes:617.53

20071214-0143876

Witness our hands this 30th day of November, 2007.

Bobby R. Hunter

Deborah L. Hunter

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby R. Hunter and wife, Deborah L. Hunter, 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 at office this 30th day of November, 2007.

Commission expires: ~~September 17, 2011~~ 6-22-09

~~Julia A Hirt~~ Notary Public

(seal)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 271100930

RETURN TO:
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Mt. Juliet, TN 37122