File No. 280300083

WARRANTY DEED

CASEY L. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/28/08 09:23 2 pgs
Fees:13.00 Taxes:573.50
20080328-0031119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hunter	JP Morgan Chase Bank, NA	161-04-0-111.00
(NAME)	(NAME)	
389 Strasser Drive	P.O. Box 47020	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Doraville, GA 30362	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HUNTER AND CHRISTY D. HUNTER**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 25, Tusculum Fields, as shown by plat appearing of record in Plat Book 2330, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kelly A. Weisner and wife, Dawn Jennings Weisner by Warranty Deed dated 8/27/99 of record in Book #11640, Page 332, and being the same pproperty further conveyed to Kelly A. Weisner, unmarried, by Quitclaim Deed from Dawn Jennings Weisner dated 12/6/06 of record in Instrument #20061206-0150894, and being the same property further conveyed to Thoroughbred Construction, LLC, A Tennessee Limited Liability Company by Warranty Deed dated 1/31/08 of record in Instrument # 20080205-0012115, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
All matters shown on the plan of record in Plat Book 2330, Page 16; all in the Register's Office for 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 3895 Strasser Drive, Nashville, TN 37211
(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 24th day of March 2008.

Thoroughbred Construction, LLC

By: _____
Steven M. Knox, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steven M. Knox with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a member of Throughbred Construction, LLCa Tennessee Limited Liabilty Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 24th day of March, 2008.

Commission expires: 1-24-2012

_____
Notary Public

CASEY L. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280300083

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129