Davidson County DEEDWARR
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Fees:13.00 Taxes:2220.00
20080508-0047491

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08040322** WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,999.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2008. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: James M. Hundley and Lindsey M. Hundley 2805 Acklen Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11 54.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas M. Ghertner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Hundley and wife, Lindsey M. Hundley**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, FAIRFAX PLACE, BLOCK 4, as shown on plat of record in Plat Book 547, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Douglas M. Ghertner, a single man by Warranty Deed from Paragon Relocation Resources, recorded on the 2nd day of March, 2004 in Instrument No. 20040302-0023667, re-recorded at Instrument No. 20040305-0025389, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2805 Acklen Avenue Nashville TN 37212.

Shea S. Ghertner joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2008.

Douglas M. Ghertner

Shea S. Ghertner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas M. Ghertner and Shea S. Ghertner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2008.

Notary Public

My Commission Expires: 11/22/10

