31B

WARRANTY DEED

File #08030930

Vanessa E. Allen
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 $148,000.00

Kelly Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2008.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin W. Webster and wife, Jessica Webster	Bank of America, N.A.	161-16-0-A-003.00-CO
(NAME)	(NAME)	
5845 Nolensville Pike #105	900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28255-0001	
(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, I/WE, Jennifer Hunter formerly known as Jennifer Hollingsworth, and husband Chad Hunter HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin W. Webster and Jessica A. Webster** 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:

**Husband and Wife JAW

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Plan of Townhomes of Shadow Glen, as the same appears of record in Instrument No. 20040315-0029248 and corrected in Instrument No. 20040713-0083179, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer Hollingsworth, an unmarried woman by deed from Beazer Homes Corp. d/b/a Phillips Builders, dated 09/30/04, of record in Instrument No. 20041011-0122507, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20040315-0029248, corrected at 20040713-0083179, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20040315-0029248, 20040317-0030572, 20040312-0028654, 20040713-0083179, 20040720-0086706, 20040720-0086707, Book 7900, Page 38, Book 8064, Page 815, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20040316-0029917, 20040325-0033972, 20040406-0038744, Book 8064, Page 831, amended in Instrument No. 20000114-004981, Book 9640, Page 881, Instrument No. 20030903-0127692, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5845 Nolensville Pike #105, 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.

Davidson County DEEDWARR
Recvd: 06/02/08 15:59 2 pgs
Fees:13.00 Taxes:547.60
20080602-0056130

Witness our hands this 30th day of May, 2008.

Jennifer Hunter

Chad Hunter

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jennifer Hunter, formerly known as Jennifer Hollingsworth and husband Chad Hunter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of May, 2008.

Commission expires: 1-18-2010

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130