Davidson County DEEDWARR
Recvd: 06/24/08 15:10 2 pgs
Fees:13.00 Taxes:599.40
20080624-0065087

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

W & I Ref:(dm) Title No: 49445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Parker Hunt 7717 Sawyer Brown Road Unit B Nashville, Tennessee 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 128070B00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jared N. Kravitz , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Parker Hunt** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B on the Plan of Spring Valley Townhomes of record in Doc. No. 20021218-0156201 amended by Exhibit "A-1" in Doc. No. 20050415-0042354 and Doc. No. 20050607-0065030, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jared N. Kravitz by warranty deed from Steve Hulen and wife, Janice Hulen dated May 24, 2005 and recorded on June 7, 2005 of record in Doc. No. 20050607-0065028, Register's Office for Davidson County, Tennessee.

Dorren Marie Kravitz, spouse of Jared N. Kravitz, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021218-0156201 amended by Exhibit "A-1" in Doc. No. 20050415-0042354 and Doc. No. 20050607-0065030 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020620-0074691 as amended in Doc. No. 20021218-0156201 and Doc. No. 20050415-0042354 Doc. No. 20050607-0065030 By-Laws of record in Doc. No. 20020620-0074692 Attorneys Certificate of record in Doc. No. 20050607-0065031, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7717 Sawyer Brown Road Unit B, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2008.

Jared N. Kravitz

Dorren Marie Kravitz

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2008 , before me the undersigned authority, personally appeared Jared N. Kravitz and Dorren Marie Kravitz to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2008

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal Notary Public State of Tennessee County of Davidson