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Davidson County DEEDWARR
Recvd: 10/15/08 13:46 2 pgs
Fees:13.00 Taxes:1378.25
20081015-0103909

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,500.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 10th day of October, 2008.

Notary Public
My Commission Expires 01/09/12

08-0455

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stuart Hunter	Pinnacle National Bank	131-7
1517 Lone Oak Circle	211 Commerce Str. #300	98.00
Nashville, TN 37215	Nashville, TN 37201	

WARRANTY DEED

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 **Christopher J. Ohlweiler and wife, Amanda B. Ohlweiler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stuart Hunter as to a one-half interest and Nathan A. Hunter and spouse Jane B. Hunter, as to a one-half interest, the half interests as they relate to each other shall be held as joint tenants with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Lone Oaks Heights, of record in Plat Book 1424, Page 2, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Ohlweiler and wife, Amanda B. Ohlweiler by deed from Stephen T. Goode, married, joined by his wife, Katie Jane Goode, dated January 12, 2007, recorded on January 23, 2007, of record in Instrument No. 20070123-0009076, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

THIS conveyance is subject to:

1. **County of Davidson and/or City of Nashville taxes for the year 2009 and thereafter.**
2. **The Plan of record in Plat Book 1424, Page 2, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.**
3. **Restrictive Covenants of record in Book 1488, Page 131, Register's Office for said County.**

This is improved property located at **1517 Lone Oak Circle, Nashville, TN 37215.**

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 10th day of October, 2008.

Christopher J. Ohlweiler
by Amanda B. Ohlweiler, atty-in-fact

Christopher J. Ohlweiler
By: Amanda B. Ohlweiler, Attorney in Fact

Amanda B. Ohlweiler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Amanda B. Ohlweiler**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of October, 2008.

LEE E. CRANFORD NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Notary Public

My Commission Expires: ~~01/26/08~~ 1/5/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Amanda B. Ohlweiler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Christopher J. Ohlweiler** and that she is authorized by **Christopher J. Ohlweiler** to execute this instrument on his behalf pursuant to a Power of Attorney of record in Instrument Number 20081015-0103907, Register's Office for Davidson CO. Tennessee.
Witness my hand and official seal at Franklin, Tennessee, this 10th day of October, 2008.

LEE E. CRANFORD NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Notary Public at Large

My Commission Expires: ~~01/26/08~~ 1/5/2012