Return to:
First National Financial Title
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15601

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15601

Davidson County DEEDWARR
Recvd: 10/17/08 13:23 2 pgs
Fees:13.00 Taxes:491.73
20081017-0104607

Property Address:
5733 Murphywood Crossing, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Scott Hunt, and wife, Sheila Hunt**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Justin R. Sunley, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 170, on the Plan of Asheford Crossing, Section 3, a P.U.D., as shown by plat of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Matthew R. Britain and wife, Candice Britain, dated November 11, 2005, and recorded November 14, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 20051114-0136883.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 14th day of October, 2008.

Scott Hunt {Seal}
Scott Hunt

Sheila Hunt {Seal}
Sheila Hunt

State of TENNESSEE
County of Davidson

On this the 14th day of October, 2008, before me, the undersigned officer, personally appeared Scott Hunt and Sheila Hunt, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

CYRIL ARROGANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Notary Public

My Commission expires: 3.21.09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $132,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14th of October, 2008.

Notary Public

My Commission expires: 10-10-11

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name of Owner and Property Address:
Justin R. Sunley
5733 Murphywood Crossing

Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Wells Fargo Bank, N.A.
8480 Stagecoach Circle
Frederick, MD 217014

Tax Parcel ID#: 164-13-0 173.00