PICK-UP

BILL GARRETT, Davidson County
Trans:T20090045536 DEEDWARR
Recvd: 07/07/09 13:20 2 pgs
Fees:13.00 Taxes:536.13
20090707-0063401

WARRANTY DEED

J. BRANDON MILLER
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 $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Hooten	Bank of America	**06115013800**
(NAME)	(NAME)	
1217 Sunnymeade Drive	9000 Southside Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Jacksonville, Florida 32256	
(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, WE, **Tiffany E. Townsend, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Hooten**, an **unmarried man**, 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:

Land in Davidson County, Tennessee, being lot number 76 and the easterly 20 feet of lot number 77 of Block "D" on the Map of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said lot number 76 and the easterly 20 feet of lot number 77 front together 70 feet on the northerly side of Sunnymeade Drive and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Tiffany E. Townsend by deed from Keith W. Behrens and wife, Melania S. Behrens of record in Instrument No. 20050425-0045772, dated April 22, 2005 and recorded April 25, 2005, Register's Office for Davidson County, Tennessee.

Raymond Todd Matthews joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his/her marriage to Tiffany E. Townsend.

This conveyance is subject to all restrictions, easements and planning documents of record and current years taxes and subsequent years, a lien yet due and payable.

unimproved ☐
This is improved ☒ property, known as **1217 Sunnymeade Drive, Nashville, TN 37216**
(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.

Witness my hand this **6th day of July, 2009**.

Tiffany E. Townsend

Raymond Todd Matthews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Tiffany E. Townsend and Raymond Todd Matthews, wife and husband** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2009.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN