File No. 290700178

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/28/09 08:33 3 pgs
Fees:18.00 Taxes:499.50
20090728-0070452

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Gant	Daniel Gant	063160B04600CO
(NAME) 1605 Aaronwood Dr.	(NAME) 1605 Aaronwood Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory , TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Danny Charles Bunt, Kenny Ray Bunt, David Glen Bunt, Brenda Ruth Miller, Milton Hanvy and Thomas Hanvy, devisees under the Last Will and Testament of Vernice J. Hanvy, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Daniel Gant and Jean Gant, Husband and Wife, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 137 on the Plan of HAMPTON PARK (formerly Chitwood Downs, Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550-552 and Amendments of record in Book 7462, Page 445 and Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vernice J. Hanvy by Deed dated September 26, 2003, from Ralph A. Edwards and wife, Velma E. Edwards and filed for record on September 29, 2003, in Instrument No. 20030929-0143310, Register's Office for said County. Said Vernice J. Hanvy having since died testate on 7/31/2008. Her will having been probated under Docket No. 08P1428, Davidson County Probate Court, and devising all rights and interest in above described property unto Danny Charles Bunt, Kenny Ray Bunt, David Glen Bunt, Brenda Ruth Miller, Milton Hanvy and Thomas Hanvy, devisees under the Last Will and Testament of Vernice J. Hanvy.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552, and as Amended in Book 7462, Page 445 and Book 8181, Page 112, Register's Office of said County.

Subject to all matters as set forth on the Boundary plat of record in Book 6900, Page 405, Register's Office of said County.

Water Easement as shown of record in Book 7460, Page 930, Book 7489, Page 515, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 11030, Page 740, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County.

QuitClaim to Homeowner's Association for Common Areas as shown of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ property, known as 1605 Aaronwood Dr., Old Hickory, TN 37138

(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 15th day of July, 2009.

David Glen Bunt

Danny Charles Bunt

Brenda Ruth Miller

Kenny Ray Bunt

Milton Hanvy

Thomas Hanvy

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Danny Charles Bunt, Kenny Ray Bunt, David Glen Bunt, Brenda Ruth Miller, Milton Hanvy and Thomas Hanvy, devisees under the Last Will and Testament of Vernice J. Hanvy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2009.

Commission expires: 9-17-11

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290700178

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

