RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RONNIE TOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila T. Berry, unmarried	WR Starkey Mtg (NAME)	171-3B-109CO
1605 Daphne Court (ADDRESS)	5055 W. Park Blvd. Ste. 300 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Plano, Tx 75093 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edward Hunnicutt and Linda Hunnicutt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sheila T. Berry, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF SECTION SEVEN, FREDERICKSBURG, OF RECORD IN BOOK 7900, PAGE 509 AND IN BOOK 9700, PAGE 405, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BILL GARRETT, Davidson County
Trans:T20090070021 DEEDWARR
Recvd: 10/14/09 13:54 2 pgs
Fees:13.00 Taxes:1006.40

20091014-0095294

BEING THE SAME PROPERTY CONVEYED TO EDWARD L. HUNNICUTT, JR. AND WIFE, LINDA A. HUNNICUTT BY DEED DATED AUGUST 28TH, 2003, OF RECORD IN INSTRUMENT NO. 20030905-0130269, SAID REGISTER'S OFFICE.

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

unimproved ( )
This is improved (X) property, known as 1605 Daphne Court, Brentwood, TN 37027
(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

WARRANTY DEED
(Continued)

singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of October, 2009.

Edward Hunnicutt

Linda Hunnicutt

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Edward Hunnicutt and Linda Hunnicutt personally appeared before me this 9th day of October, 2009 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of October, 2009.

Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027