File No. 291100122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090081355 DEEDWARR
Recvd: 12/02/09 11:00 2 pgs
Fees: 13.00 Taxes: 388.50
20091202-0110224

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Barbara McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Kristi Howell
Notary Public

MY COMMISSION EXPIRES: 5/23/11
(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret M. Hunt	Margaret M. Hunt	
(NAME) 1400 Bryan Street	(NAME) 344 River Drive	MAP/PARCEL 05302004600
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, TN 37122	
(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, Thomas P. Tune and Tammy R. Tune, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Margaret M. Hunt, an unmarried woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 278 on the Plan of Section "C"-1 & Part of Section "C", Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 130 and Lot No. 278A on the Plat Showing Resubdivision of Parcel "B" – Section C2, Village of Old Hickory, as shown by plat of record in Plat Book 1835, Page 53, both of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Included in this conveyance but expressly excluded is part of Lot 278A described as follows:

Beginning on the easterly side of a 20 foot easement for private road and public utilities at the northwest corner of Lot 278A; thence with the line between Lot Nos. 278A and 179E eastwardly 167.6 feet to the westerly line of Lot No. 180A of Section "C"; thence with the west line of Lot No. 180A southwardly 38.5 feet to a point at the southwest corner of Lot No. 180A; thence westwardly 167.6 feet to a monument; thence northwardly 38.5 feet to the beginning.

Being the same property conveyed to Thomas P. Tune and Tammy R. Tune by Deed dated December 11, 1987, from Doris C. Spearrin and Charles D. Spearrin, husband and wife, and filed for record on January 14, 1988, in Book 7448, Page 608, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County.

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

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 1400 Bryan Street, 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), HER 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), HER 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 30th day of November, 2009.

Thomas P. Tune

Tammy R. Tune

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas P. Tune and Tammy R. Tune, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 11/30/2009.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 291100122

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