DANA DELWORTH
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 $145,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY D. LEAVELL, UNMARRIED	SunTrust Mortgage, Inc. (NAME)	
111 Southampton Court (ADDRESS)	401 Commerce St., Ste. 6100 (ADDRESS)	026-07-0-120.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSE D. HUNTER and CHRISTIE P. HUNTER, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY D. LEAVELL, 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(S) 198, AS SHOWN ON THE MAP ENTITLED THE PLAN OF WINDSOR GREEN, PHASE II, SECTION I, OF RECORD IN PLAT BOOK 6250, PAGES 988 AND 989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DES

BEING THE SAME PROPERTY CONVEYED TO JESSE D. HUNTER AND CHRISTIE P. HUNTER, HUSBAND AND WIFE, BY DEED FROM DAVID K. CARLSON AND ROSEMARY H. CARLSON, HUSBAND AND WIFE, OF RECORD AS INSTRUMENT NO. 20040603-0065707, DATED MAY 20, 2004, 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 111 Southampton Court, Goodlettsville, TN 37072
(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/our hand(s) this 28th day of May, 2010.

BILL GARRETT, Davidson Count
Trans:T20100034836 DEEDWARR
Recvd: 06/08/10 12:56 2 pgs.
Fees:13.00 Taxes:536.50
20100608-0044462

JESSE D. HUNTER

CHRISTIE P. HUNTER

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE D. HUNTER AND CHRISTIE P. HUNTER, HUSBAND AND WIFE, the herein bargainors, 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, this the 28th day of May, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072