# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

x Melanie Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Carolyn McClister Jefferson
Notary Public

MY COMMISSION EXPIRES: 09/30/2013

(AFFIX SEAL)

CAROLYN McCLISTER JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel L. Hunt | Wilson Bank & Trust | 09416000500 |
| (NAME) | (NAME) | |
| 1518 Spence Court | 1436 West Main Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Lebanon, TN 37087 | |
| (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, Lucas Green and wife, Sarah Green f/k/a Sarah Mohr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. Hunt, 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:

Being lot No. 27 on The Map of Spence Circle Subdivision, as shown by Plat of record in Plat Book 1424, Page 62, of The Register's Office of Davidson County, Tennessee, in which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lucas Green and Sarah Mohr, by Warranty Deed from Dale A. Hanson and wife Irene Hanson of record in Instrument No. 20060619-0073131, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1518 Spence Court, Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20100040771 DEEDWARR
Recvd: 07/02/10 11:57 2 pgs
Fees:13.00 Taxes:281.20
20100702-0052083

Witness our hands this 30th day of June, 2010.

Lucas Green

Sarah Green f/k/a Sarah Mohr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucas Green and Sarah Green f/k/a Sarah Mohr, 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 Franklin, Tennessee this 30th day of June, 2010.

Commission expires:

Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013