WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-FSBO-11-500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Christine E Hastings
Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine E. Hastings	Christine E. Hastings	
500 N. 17th Street (ADDRESS)	500 N. 17th Street (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-6-356.00

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 MARCUS E. HOWARD, JR., UMARRIED AND JOHN W. HUNT, UNMARRIED
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE E. HASTINGS , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 80 FEET OF LOT NO. 3 ON THE PLAN OF W. L. HORN'S SPOUT SPRINGS ADDITIONS, AS OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 3 FRONTS 80 FEET ON THE WESTERLY SIDE OF NORTH 17TH STREET, FORMERLY HUGHES STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF MCEWEN AVENUE, 170 FEET TO THE LINE BETWEEN LOTS 2 AND 3.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN W. HUNT TO MARCUS E. HOWARD, JR. AND JOHN W. HUNT AS RECORDED ON THE 3RD DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080603-0056499; QUITCLAIM DEED FROM GERALD M. HUNT TO JOHN WILLIAM HUNT AS RECORDED ON THE 3RD DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031203-0174153 AND WARRANTY DEED FROM LEE W. TUCKER AND WIFE, VALLIE MAY TUCKER AND ROSE P. CANTRELL, GUARDIAN AD LITEM FOR JOSEPH W. HARRIS TO JOHN W. HUNT, UNMARRIED AND GERALD HUNT AND WIFE, EVA HUNT AS RECORDED ON THE 6TH DAY OF JULY, 1981 IN DEED BOOK 5766, PAGE 28, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE(S) 106, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 500 N. 17th Street, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20110041985 DEEDWARR
Recvd: 07/12/11 16:03 2 pgs
Fees:13.00 Taxes:1526.25
20110712-0053375

Witness my/our hand(s) this 6th day of July, 2011.

Marcus E. Howard, Jr.

John W. Hunt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcus E. Howard, Jr. and John W. Hunt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903