Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Hunt 5169 Whites Creek Pike Whites Creek, TN 37189	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	030-00-0-099.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2011.

Notary Public

My Commission Expires: 01/30/2012
(Affix Seal)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

BILL GARRETT, Davidson County
Trans:T20110054497 DEEDWARR
Recvd: 09/02/11 10:19 2 pgs
Fees:13.00 Taxes:296.00
20110902-0068194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Nona K. Anderson, widow, as surviving tenant by the entirety, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gary Hunt, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, Being Tract No. 2 as shown on a survey by Southern Land Surveying Co., dated October 9, 19662, described as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike being the common front corner of Tracts 1 and 2 on the above mentioned survey, said Tract 1 being the same property conveyed to John V. Walker and wife, by deed of record in Book 3618, Page 599, said point being 80.7 feet from the southeasterly intersection of said pike and a 50 foot roadway; thence along said margin of Whites Creek Pike, southeasterly 94 feet to a point; thence North 59 deg. 41' East 180.66 feet to an iron pin; thence North 63 deg. East 80 feet to an iron pin; thence North 30 deg. West 107.2 feet to an iron pin; thence South 57 deg. West 259.85 feet to the point of beginning, containing 0.594 acres, more or less.

Being the same property conveyed to Robert D. Anderson and wife, Nona K. Anderson, by Warranty Deed from Robert Jinnette, Jr. and Janet Rainoor, Heirs of the Estate of Robert Jinnette, Sr. a/k/a Robert E. Jinnette, dated August 6, 2004, of record in Instrument No. 20040809-0095583, Register's Office for Davidson County, Tennessee.

Robert D. Anderson having since died on October 14, 2010, leaving Nona K. Anderson as the surviving tenant by the entirety.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **5169 Whites Creek Pike, Whites Creek, TN 37189**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **August, 2011.**

GRANTOR(S)

Nona K. Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nona K. Anderson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **August, 2011.**

Notary Public

My Commission Expires: 01/30/2012

