WARRANTY DEED

R-VRES-11-509

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
GRAHAM COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

Subscribed and sworn to before me, this ~~17th~~ DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/29/14

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
George Hunter, III	Same (NAME)	
509 Autumnwood Court (ADDRESS)	(ADDRESS)	155-8-C-30.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MIKE HONEYCUTT AND SPOUSE, STEPHANIE S. HONEYCUTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE HUNTER, III AND ANGELA HUNTER, HUSBAND AND WIFE , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, POPLAR CREEK ESTATES, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 339-347, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MIKE HONEYCUTT AND SPOUSE, STEPHANIE S. HONEYCUTT BY WARRANTY DEED FROM AZADEH JAFARI, RECORDED ON THE 8TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020408-0042957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGES 339-347 AMENDED IN BOOK 7900, PAGE 888 AND 889 AND INSTRUMENT NO. 20010911-0098418; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6474, PAGE 3466, BOOK 6486, PAGE 587, BOOK 6662, PAGE 433, BOOK 6804, PAGE 536, BOOK 6987, PAGE 966, BOOK 7964, PAGE 33 AND BOOK 9742, PAGE 824; CHARTER OF THE HOA OF RECORD IN BOOK 7120, PAGE 125; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 7099, PAGE 299 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 509 Autumnwood Court, Nashville, Tennessee 37221
(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:T20120004083 DEEDWARR
Recvd: 01/18/12 10:23 2 pgs
Fees:13.00 Taxes:856.55

20120118-0004822

Witness my/our hand(s) this 17th day of January, 2012.

Mike Honeycutt

Stephanie S. Honeycutt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Honeycutt and Stephanie S. Honeycutt, 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 17th day of January, 2012.

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