File Box 8

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC AT LAR... DAVIDSON TENN.

G-VRE-12-3910

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gina M. Barletta (NAME)	(NAME) SAME	**91-16-325.00**
3910 Elkins Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (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 **WILLIAM B. HUNT AND WIFE, LESLIE G. HUNT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GINA M. BARLETTA, A SINGLE PERSON,** 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 6, BLOCK 20, MAP OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161, 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 BY QUITCLAIM DEED FROM WILLIAM B. HUNT AND LESLIE M. GUIDO TO WILLIAM B. HUNT AND WIFE, LESLIE G. HUNT AS RECORDED ON THE 1ST DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111101-0084892 AND WARRANTY DEED FROM MARK HAYES TO WILLIAM B. HUNT AND LESLIE M. GUIDO AS RECORDED ON THE 26TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080626-0065822, 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, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20120049862 DEEDWARRSP
Recvd: 07/06/12 10:20 2 pgs
Fees:13.00 Taxes:832.50
20120706-0059507

This is
( ) unimproved
(X) improved

property known as **3910 Elkins Avenue Nashville, Tennessee 37209**
(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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 29th day of June, 2012.

William B. Hunt

Leslie G. Hunt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Hunt and Leslie G. 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 29th day of June, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



Prepared By:
~~RETURN TO~~:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212