WARRANTY DEED



File No.: AV-12-1312

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2012.

Michelle Montague
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Hunt and Janna Beth Hunt	Primelending	172-12-D-600.00CO
(NAME) 1312 Concord Mill Lane	(NAME) 18111 Preston Rd. Suite 900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **JUDY WEYAND AND DEBORAH CONOVER,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN HUNT AND JANNA BETH HUNT, 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 Unit 322-R a Special Use parcel, on the Plat of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427 as revised and shown as Exhibit "B" of Instrument Nos. 20070103-0001283, 20070103-0001284, and 20070830-0104305, corrected in Instrument Nos. 20070924-0113720, 20070830-0104306 and 20070924-011372, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Judy Weyand, as to a one-half undivided interest and Deborah M. Conover, as to a one-half undivided interest, as tenants in common by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 12, 2007, of record in Instrument Number 20070216-0019908, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal or marital resident of either Grantor, respective spouses (if applicable), or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1312 Concord Mill Lane, Nashville, TN 37211
(House Number) (Street)

BILL GARRETT, Davidson County
Trans: T20120056979 DEEDWARR
Recvd: 08/02/12 10:06 2 pgs
Fees: 13.00 Taxes: 551.30

20120802-0068358

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 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.

Witness my/our hand(s) this 27th day of July, 2012.

Judy Weyand

Deborah Conover

STATE OF Georgia
COUNTY OF Rabun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Weyand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of July, 2012.

Notary Public
My Commission Expires: 01-11-2015

WILLIAM C. SHARPTON NOTARY PUBLIC RABUN COUNTY, GEORGIA My Commission Expires 01/11/2015

STATE OF Georgia
COUNTY OF Rabun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Conover, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of July, 2012.

Notary Public
My Commission Expires: 01-11-2015

WILLIAM C. SHARPTON NOTARY PUBLIC RABUN COUNTY, GEORGIA My Commission Expires 01/11/2015