PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51430
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Nathaniel Hunter Rhonda Rae Hunter 947 Evans Road Nashville, Tennessee 37204	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78230

TAX MAP-PARCEL NUMBERS: 13201011200

BILL GARRETT, Davidson County
Trans:T20120063995 DEEDWARR
Recvd: 08/27/12 14:27 2 pgs
Fees:13.00 Taxes:1417.10
20120827-0077044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$383,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joel F. Harrington and wife, Mary Elizabeth Monin Harrington**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Nathaniel Hunter and spouse, Rhonda Rae Hunter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel f. Harrington, unmarried by Warranty Deed from Patricia Ann Warren, unmarried, dated May 28, 1996 and recorded on June 3, 1996 of record in Book 10070, page 984, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Jan. 12, 2000, recorded on Jan. 12, 2000, of record in Doc. No. 20000118-0005679, subject property was conveyed to Joel F. Harrington and wife, Mary Elizabeth Monin Harrington.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Pages 98 and 99, said Register's Office, which Plan shows a 60 foot minimum building setback line from Evans Road and a 10 foot easement for public utility purposes along the rear and easterly side lines of said lot..

This is improved property, known as: 947 Evans Road, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2012.

Joel F. Harrington

Mary Elizabeth Monin Harrington

State of TENNESSEE
County of DAVIDSON

On this 24th day of August, 2012 , before me the undersigned authority, personally appeared Joel F. Harrington and Mary Elizabeth Monin Harrington , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $383,000.00

Affiant

Sworn and subscribed before me this the 24th day of August, 2012

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public