RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30178
(Davidson County File Box 9-B)

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12080003

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF September, 20 12.

NOTARY PUBLIC

My Commission expires: _____

KAREN FORD MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

Address of New Owner	Send Tax Bills To:	Tax Information:
Kimela Griffith 8207 Sawyer Brown Road Nashville, TN 37221	~~Same~~ Suntrust Mortgage 901 Semmes Ave. Richmond, VA 23221	142-01-0A-045.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Angela Harris Hunter and George W. Hunter, Wife and Husband,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Kimela Griffith,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. G-5, together with the Carport Designated No. G-5-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, and as amended in Instrument No: 20051020-0126564, the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Angela M. Harris, an unmarried woman and David W. Harris, a married person by Deed from Anne Alexander (f/k/a Anne A. Moore), dated 12/15/2003, of record in Instrument Number 20031219-0181113, Register's Office for Davidson County, Tennessee. And Further being the same property conveyed to Angela H. Hunter and George W. Hunter by Quitclaim Deed from David W. Harris (erroneously listed as a single person), dated 06/25/2010, of record in Instrument Number 20100629-0050489, Register's Office for Davidson County, Tennessee. David W. Harris was married at the time of said Quitclaim Deed; however, subject property was never his marital residence. Angela M. Harris, Angela Harris Hunter, and Angela H. Hunter are one and the same person.

This is improved property generally located:
8207 Sawyer Brown Road, Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20120068400 DEEDWARR
Recvd: 09/12/12 09:19 2 pgs
Fees:13.00 Taxes:475.45
20120912-0082638

SUBJECT TO THE FOLLOWING:

1. 2012 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 4460, page 59 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed recorded at Book 4562, page 474 and as amended in Instrument No: 20051020-0126564 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Angela Harris Hunter and George W. Hunter** has/have caused this instrument to be executed, this the 10th day of September, 2012.

Angela Harris Hunter

Angela Harris Hunter

George W. Hunter

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Angela Harris Hunter and George W. Hunter,** 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.

This the 10th day of September 2012.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS WARNER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY