WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082872 DEEDWARR
Recvd: 10/31/12 10:53 2 pgs
Fees:13.00 Taxes:901.70
20121031-0099925

KAREN L. TRUSTY — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,704.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2012

Notary Public

MY COMMISSION EXPIRES 8-23-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared D. Plunk and Lauren V. Plunk	Regions Bank d/b/a Regions Mortgage	61-15-177.00
(NAME)	(NAME)	
1126 Sunnymeade Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hilary A. Kanter, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jared D. Plunk and Lauren V. Plunk, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "A" on the map of re-subdivision of Sunnymeade, as of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hilary A. Kanter by Warranty Deed from Lawrence B. Vick, Executor of the Estate of Berthamae L. Crabtree, Lawrence B. Vick, individually, and Sharon K. Vick, individually, dated March 30, 2012, filed April 2, 2012, in Instrument No. 20120402-0027870, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Berthamae L. Vick Crabtree and husband Malcom Allen Crabtree as tenants by the entireties by deed from Berthamae L. Vick Crabtree, recorded in Book 4266, page 357, Register's Office for Davidson County, Tennessee. Malcom Allen Crabtree having since died on April 17, 1996. The said Berthamae L. Vick Crabtree quitclaimed the subject property to Lawrence B. Vick, Sharon K. Vick and Berthamae Crabtree by quitclaim deed recorded in Book 11459, page 676, in said Register's Office. The said Lawrence B. Vick and Berthamae Crabtree having quitclaimed to Berthamae L. Vick Crabtree by deed of record in Instrument Number 20001210-0007204, said Register's Office. Pursuant to Order filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-902, subject property is made a part of the Probate Estate of Berthamae L. Crabtree, Lawrence B. Vick, Executor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1126 Sunnymeade Drive, Nashville, TN 37216

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 Grantees that we are lawfully seized 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; 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 Grantees, 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 our hands this **26th** day of **October**, **2012**

Hilary A. Kanter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Hilary A. Kanter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **October**, **2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON