BILL GARRETT, Davidson County
Trans: T20130030213 DEEDWARR
Recvd: 04/12/13 13:45 2 pgs
Fees: 13.00 Taxes: 314.50

20130412-0036578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2013.

Notary Public

My commission expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
J & D HOMES, LLC	New owner	08209021200
1318 3RD AVE N		
NASHVILLE, TN 37208		

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 ACKNOWLEDGE, WE,

DAVID C HUNTER, unmarried and CHRISTEN C HUNTER, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J & D HOMES, LLC

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 the southerly 42 feet of Lot 11, on the Plan of Hugh McGavock Addition (a/k/a H. W. McGavock's Addition to Nashville), as of record in Deed Book 17, Page 640, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said lot fronts 42 feet on the easterly side of Third Avenue North and runs back between parallel lines 142 feet, more or less, to an alley.

BEING THE SAME PROPERTY CONVEYED TO DAVID C HUNTER AND CHRISTEN C HUNTER, HUSBAND AND WIFE BY WARRANTY DEED FROM LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED 01/31/07 AND RECORDED ON 02/02/07 IN INSTRUMENT NO. 20070202-0013740, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1318 3RD AVE N, NASHVILLE, TN 37208.

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, have a good right to convey it and the same in 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 my/our hand(s) this 5th day of April, 2013.

David C. Hunter by Robbie Ammons, as Attorney-in-fact

DAVID C HUNTER by Robbie Ammons, as Attorney-in-fact

Christen C. Hunter by Robbie Ammons, as Attorney-in-fact

CHRISTEN C HUNTER by Robbie Ammons, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Robbie Ammons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for David C. Hunter and Christen C. Hunter, the within named bargainors, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of David C. Hunter and Christen C. Hunter , by the said Robbie Ammons, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of April, 2013.

Notary Public

My Commission Expires:

DAVID A. ROETCER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON