BILL GARRETT, Davidson County
Trans:T20130048340 DEEDWARR
Recvd: 06/10/13 15:03 2 pgs
Fees:13.00 Taxes:562.40
20130610-0058855

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN132965

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Elaine C. Williamson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2013.

Mary Birthright
NOTARY PUBLIC

My commission expires: 11-3-15

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua E. Reece 4640 Indian Summer Drive Goodlettsville, TN 37072	U.S. BANK 3180 Rider Trail South Earth City, MO 63045	032-09-0 127.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand and 00/100 Dollars ($152,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EMMETT M. HUNT AND WIFE, LISA HUNT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA E. REECE, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 188 on the plan of Quail Ridge, Section Four, as shown by plat of record in Plat Book 7900, Page 160, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emmett M. Hunt and wife, Lisa Hunt, husband and wife, by Warranty Deed from David Bramlett and Carrie Bramlett, husband and wife, dated 4/30/2007, recorded 5/4/2007, of record in Instrument No. 20070504-0053690, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4640 Indian Summer Drive, Goodlettsville, TN, 37072.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of May, 2013.

EMMETT M. HUNT

LISA HUNT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Emmett M. Hunt and wife, Lisa Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of ~~May~~ June, 2013.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014