WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 ( )

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20130050259 DEEDWARR
Recvd: 06/14/13 12:46 2 pgs
Fees:13.00 Taxes:1036.00
20130614-0061053

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie D. Dash	New Owner	72-10-101.00
(NAME)	(NAME)	
1021 Delmas Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, David C. Hundley and Wife, Melanie K. Hundley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie D. Dash, unmarried, 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:

Being the westerly 75 feet of Lot No. 6 on the Map of the East Hill Addition record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 75 feet on the northerly side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to the northerly line of said subdivision.

Being the same property conveyed to David C. Hundley and wife, Melanie K. Hundley, Husband and Wife dated the 11th day of April, 2008 from Phillip N. Smith, Unmarried by Warranty Deed of record in Instrument No. 20080418-0039693, recorded the 18th day of April, 2008, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 5421 , Page 515, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1021 Delmas Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 3rd day of June, 2013.

David C. Hundley

Melanie K. Hundley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2013, before me personally appeared David C. Hundley and Melanie K. Hundley to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

My Commission Expires: 6/16/15

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20130023
RETURN TO:
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122