BILL GARRETT, Davidson County
Trans:T20130086013 DEEDWARR
Recvd: 10/04/13 11:35 2 pgs
Fees:13.00 Taxes:490.25
20131004-0104501

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September, 2013.

NOTARY PUBLIC

My commission expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina Hunter 212 Dry Creek Pointe Court Goodlettsville, TN, 37072	Mortgage Investors 8320 E. Walker Springs Knoxville TN 37923	033-04-0-B-008.00 # 200

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand Five Hundred and 00/100 Dollars ($132,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MONTIE J. GILLESPIE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATRINA HUNTER**, + unmarried hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 8 on the plan of Dry Creek Pointe, Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Montie J. Gillespie, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated 2/7/1996, recorded 2/28/1996, of record in Book 9959, Page 706, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 212 Dry Creek Pointe Court, 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, her 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 are being paid at closing.

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, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of September, 2013.

MONTIE J. GILLESPIE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Montie J. Gillespie, 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 30 day of September, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014