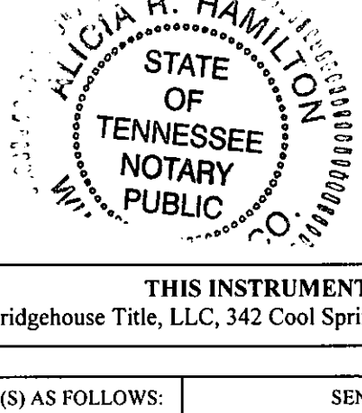
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hunt	New Owner	172-05-A-28.00 CO
(NAME)	(NAME)	
5128 Grand Oak Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Stephen A. Roper and wife, Gail Ann Roper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William P. Hunt and Sari A. Hunt, 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:

Located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 28 on the Plan of Final Plat, Phase Two, Oakmont Subdivision, of record in Book 7900 at page 845, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. Roper by Warranty Deed from Continental Development and Construction Inc., dated December 8, 1998, of record in Book 11274, page 105, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Stephen A. Roper and wife Gail Ann Roper, by Quitclaim Deed from Stephen A. Roper, dated May 12, 1999, of record in Book 11532, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 7900, page 845; restrictions of record in Book 8850, page 631, Book 9453, page 119 and Book 9559, page 594; charter of record in Book 8868, page 942; easement for sanitary sewer of record in Book 10360, page 331; easement for water main of record in Book 10360, page 382; deed to HOA for open space of record in Instrument No. 20041208-0146211; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5128 Grand Oak Way, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20130086064 DEEDWARR
Recvd: 10/04/13 13:12 2 pgs
Fees:13.00 Taxes:1379.73

20131004-0104580

Witness our hands this 1st day of October, 2013.

Stephen A. Roper

Gail Ann Roper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen A. Roper and Gail Ann Roper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of October, 2013.

Notary Public

My Commission Expires:

