BILL GARRETT, Davidson County
Trans:T20130093760 DEEDWARR
Recvd: 11/01/13 14:22 2 pgs
Fees:13.00 Taxes:832.50

20131101-0113795

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 31 day of October, 2013.

Notary Public
My commission expires: 10/18/16

07-1310-85388

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia W. Pile	New Owner	160-03-0-107.00
5365 Anchorage Court		
Nashville TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James T. Hunt, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia W. Pile, hereinafter called the Grantees, their successors 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 Lot No. 321, on the Plan of Haileywood (erroneously referenced in prior deed as Hailey-Wood) Estates, Section 8-E & B, of record in Book 3700, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Hunt and wife, Melba H. Hunt by deed from Clarence B. Birdsong, Jr. and wife, June Adair Birdsong, dated May 29, 2001, recorded May 30, 2001, of record in Instrument No. 20010530-0055832, Register's Office for Davidson County, Tennessee. Melba H. Hunt died on December 4, 2001, leaving James T. Hunt as the sole surviving tenat by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5365 Anchorage Court, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of October, 2013.

James T. Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James T. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30 day of October, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

