WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/14

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5967 SALLEE CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mitchell E.Sallee	SAME	161060A10100CO
1227 Bainbridge Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAMERON R. HUNT AND WIFE AMY THOMAS HUNT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MITCHELL E.SALLEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1227 Bainbridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 1st day of November, 2013.

Cameron R. Hunt

Amy Thomas Hunt by Cameron Ray Hunt, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 1st day of November, 2013, before me personally appeared Cameron Ray Hunt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy Thomas Hunt and acknowledged that he executed the same as the free act and deed of said Amy Thomas Hunt.

CHAD I. REARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-21-2016

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cameron Ray Hunt, the bargainor(s), 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 official seal at Franklin, Tennessee, this 1st day of November, 2013.

CHAD I. REARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-21-2016

Notary Public

My Commission Expires:

file # 13-C5967 SALLEE CIP

Davidson County DEEDWARR
Recvd: 11/14/13 16:24 3 pgs
Fees:18.00 Taxes:673.40
20131114-0117992

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Unit 101 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cameron R. Hunt, an unmarried man by Deed from Centex Homes, a Nevada general partnership, recorded on the 15th day of January, 2009 in Instrument No. 20090115-0003895, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Amy Thomas Hunt pursuant to a power of attorney executed by the same on the 10/24/2013, and being filed for in Instrument # 20131114-0117991, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES, PHASE 2, as recorded in Instrument No. 20070911-0108866 and COUNTRY PLACE recorded in Plat Book 4460, Pages 76 and 77, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397 and First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded at Instrument No. 20080325-0030014 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Stormwater Detention Agreement recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188.

f. Quitclaim Deed for Common Area and Open Space recorded at Instrument No. 20080909-0092190.

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires