**NEW OWNER:**

**JAMES STEVENS**
**475 WEST END AVE**
**COOKEVILLE, TN 38501**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 13-1033**

**Map 086**
**Group 10-0**
**Parcel 020.00**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130097725 DEEDWARR
Recvd: 11/18/13 09:35 3 pgs
Fees:18.00 Taxes:195.29
20131118-0118577

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Two Thousand Seven Hundred Eighty and 00/100 Dollars ($52,780.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CARLA LEIGH HUNTER, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES STEVENS**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 39 on the Plan of Chapelwood, Section 2, as shown on the plat of the same of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CARLA LEIGH HUNTER by Quitclaim Deed from Phillip Andrew Hunter, dated November 6, 2013, and of record in Instrument No. 20131118-0118574, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Phillip Andrew Hunter and wife, Carla Leigh Hunter by Deed from Michael E. Sherwood and wife, Laurie E. Sherwood, dated February 3, 1993, and of record in Book 8857, Page 577, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3528 ALBEE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 83, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of November, 2013.

Carla Leigh Hunter

CARLA LEIGH HUNTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CARLA LEIGH HUNTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2013.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$52,780.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of November, 2013.

NOTARY PUBLIC

My commission expires: 