WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103060 DEEDWARR
Recvd: 12/09/13 15:00 2 pgs
Fees:13.00 Taxes:484.70

20131209-0124953

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 9/21/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Tyler Townsend	New Owner	064-12-OA-204.00
(NAME)	(NAME)	
204 Harpers Mill Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brent Hunter, unmarried and Loretta Hunter, a married woman, tenants in common with Rights of Survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Clayton Tyler Townsend, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 204, on the plan of Section One, Fox Run, as shown on plat of record in Plat Book 4860, Page 52, and as established by the Master Deed of record in Book 4956, Page 582, as amended in Book 6370, Page 817; Book 8510, Page 92 and in Book 8510, Page 95, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Brent Hunter, an unmarried man and Loretta Hunter, a married woman, tenants in common with rights of surivivorship by Warranty Deed dated 04/13/2011 from Frances I. James, an unmarried woman of record in Instrument 201104260031791, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4860, Page 52, said Register's Office.
Master Deed of record in Book 4956, Page 582, as amended in Book 6370, Page 817; Book 8510, Pages 92 and 95, said Register's Office.
By-Laws of record in Book 4956, Page 590, as amended in Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100, and Instrument 201206200053936, said Register's Office.
Easement of record in Book 8035, Page 646, said Register's Office.
Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unImproved ☐

This is improved ☑ property, known as 204 Harpers Mill Road, Hermitage, TN 37076
(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 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 our hands this 27th day of November, 2013.

Brent Hunter

By: ~~Brent~~ AS HER ATTORNEY IN FACT.
Loretta Hunter
By: Brent Hunter as Her Attorney in Fact

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Hunter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

On this 27th day of November, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brent Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Loretta Hunter, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20131209-0124952, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-18173
SMG TN Warranty Deed