BILL GARRETT, Davidson County
Trans:T20130103160 DEEDWARR
Recvd: 12/10/13 09:27 2 pgs
Fees:12.00 Taxes:0.00
20131210-0125064

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
Maryland Farms
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # 142-9-B 848.00 CO

WARRANTY DEED

Owner & Property Address:
JOHN D. HUNNINEN and
SHARON F. HUBER, Trustees,
HUNNINEN-HUBER REVOCABLE
LIVING TRUST
848 General George Patton Drive
Nashville, TN 37221

Mail Tax Statement to:
John D. Hunninen and Sharon F. Huber
848 General George Patton Drive
Nashville, TN 37221

The GRANTOR, JOHN D. HUNNINEN and wife, SHARON F. HUBER, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JOHN D. HUNNINEN and SHARON F. HUBER, Trustees,
HUNNINEN-HUBER REVOCABLE LIVING TRUST,
dated November 27, 2013

The real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 848, together with a carport designated as 848-C on the Plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, pages 145 and 146, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Hunninen and wife, Sharon F. Huber by Warranty Deed of record as Instrument Number 200001280009366, in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of November, 2013, by the undersigned.

JOHN D. HUNNINEN

SHARON F. HUBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JOHN D. HUNNINEN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of November, 2013.

NOTARY PUBLIC My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared SHARON F. HUBER to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of November, 2013.

NOTARY PUBLIC My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 27th day of November, 2013.

NOTARY PUBLIC My Commission Expires: _____