RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18396

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 083130
PARCEL: 17300

New Owners Address
Clifford Blye Hunsinger and wife, Debbie Delany
315 S. 11th Street
Nashville, TN 37206

Send Tax Bills to:
New Owner

BILL GARRETT, Davidson County
Trans:T20140003502 DEEDWARR
Recvd: 01/16/14 09:29 2 pgs
Fees:13.00 Taxes:1861.10
20140116-0004346

WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2014 between

Terri B. Borders

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Clifford Blye Hunsinger and Debbie Delany, husband and wife:

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lots 133, 134, and 135 in the East Edgefield plan of lots as recorded in Book 21, Page 147, of the Register's Office for Davidson County, Tennessee, being described as follows:

Beginning 125 feet from the North margin of Boscobel Street, North side, facing on the East side of South Eleventh Street and runs at right angles to said South Eleventh Street, Easterly 140 feet to a 10 foot alley; thence Northwardly with said alley, 50 feet to a 16 foot alley; thence Westwardly with said 16 foot alley to South Eleventh Street thence South Eleventh Street, Southwardly 50 feet to the beginning.

Being the same property conveyed to Terri B. Borders by Warranty Deed dated 4/29/13 from Anthony W. Shumann and wife, Juli Ann Shumann of record in Instrument No. 20130430-0042770, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 315 S. 11th Street, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, 2014 real property taxes having already been made and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B. Borders

Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of January, 2014.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $503,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of January, 2014.

Notary Public

My Commission Expires: ~~11/3/15~~ 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY