BILL GARRETT, Davidson County
Trans:T20140016036 DEEDWARR
Recvd: 03/10/14 10:25 2 pgs
Fees:13.00 Taxes:1054.50
20140310-0019771

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Jenny Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014.

Tammy Morris
Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G14-8428D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paduga Investments, Inc. (NAME)	New Owner (NAME)	83-2-292
373 Highland Place (STREET ADDRESS)	373 Highland Place (STREET ADDRESS)	
Escondido, CA 92027 (CITY) (STATE) (ZIP)	Escondido, CA 92027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Roy W. Hunter, sole heir at law of Roy Stevenson Hunter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paduga Investments, Inc.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 part of Lot No. 2 on the plan of THOMPSON BOND'S SUBDIVISION OF THE NORTH PART OF LOT 6 ON THE PLAN OF BROWNSVILE, as shown by plat of record in Plat Book 547, Page 39, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 83.5 feet on the easterly side of Chapel Avenue and runs back 223.6 feet on the northerly line and 195.3 feet on the southerly line, to a dead line on which it measures 75 feet.

BEING the same property conveyed to Roy Stevenson Hunter from Thomas Owen Johnson, by Quit Claim Deed dated July 24, 1986, in Book 6933, Page 525, in the Register's Office for Davidson County, Tennessee. Roy Stevenson Hunter having since died intestate August 28, 2013 leaving Roy W. Hunter as his sole heir at law. See also Affidavits of Heirship of record in Instrument No. 20140310-0019769 and Instrument No. 20140310-0019770, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 39, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 312 Chapel Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 28th day of February, 2014.

Roy W. Hunter, sole heir at law of Roy Stevenson Hunter

February 28, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Roy W. Hunter, sole heir at law of Roy Stevenson Hunter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066