RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140018312 DEEDWARR
Recvd: 03/19/14 09:32 2 pgs
Fees:13.00 Taxes:554.63
20140319-0022578

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 149,900.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine A. Tolen	**FRANKLIN SYNERGY BANK**	**07507001600**
4420 Juneau Drive	**3301 ASPEN GROVE DRIVE, STE 200**	
Hermitage, TN 37076	**FRANKLIN, TN 37067**	

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 HEREBY ACKNOWLEDGE, WE,

James Randall Hunley and Randall C. Hunley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine A. Tolen, single woman

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 Lot No. 42 on the Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 90 feet on the easterly side of Juneau Drive and extends back 195 feet on the northerly line, a broken line, and 165 feet on the southerly line to a dead line on the rear measuring 23 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JAMES RANDALL HUNLEY AND RANDALL C. HUNLEY, BY QUITCLAIM DEED FROM JAMES RANDALL HUNLEY, DATED 05/02/2003 AND RECORDED ON 05/13/2003 IN INSTRUMENT NUMBER 20030513-0064570, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY WAS USED FOR INVESTMENT PURPOSES ONLY AND NOT AS THE RESIDENCE OF THE GRANTEES.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4420 Juneau Drive, Hermitage, TN 37076.

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 in 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. 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 my/our hand(s) this 14th day of March, 2014.

James Randall Hunley

Randall C. Hunley

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, a Notary Public of said County and State, James Randall Hunley and Randall C. Hunley, the within named Grantor(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, at office, this 14th day of March, 2014.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY