BILL GARRETT, Davidson County
Trans:T20140018689 DEEDWARR
Recvd: 03/20/14 11:44 4 pgs
Fees:23.00 Taxes:9.66
20140320-0023001

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $2,612.00.

Wm. P. Hunt
Affiant

Subscribed and sworn to before me, this 13th day of March, 2014.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
March 3, 2015

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Luanna P. Hunt, Joe N. Hunt, Jr. and William P. Hunt 4904 Maywood Drive Nashville, TN 37211	SAME	Map: 146 08 0 Parcel: 142

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Luanna P. Hunt**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joe N. Hunt, Jr. and William P. Hunt**, hereinafter called the Grantees, an undivided one percent (1%) interest in the tract of land

described on Exhibit A attached hereto, with said undivided one percent (1%) interest to be owned by the Grantees as tenants-in-common, but with the said undivided one percent (1%) interest to be owned with me as joint tenants with right of survivorship.

After this conveyance, the subject property will be owned as follows: Luanna P. Hunt shall own a ninety-nine percent (99%) undivided interest jointly with right of survivorship with Joe N. Hunt, Jr. and William P. Hunt, who shall own an undivided one percent (1%) interest as equal tenants-in-common.

Upon the death of Luanna P. Hunt, Joe N. Hunt, Jr. and William P. Hunt shall own one hundred percent (100%) of the subject property as equal tenants-in-common.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

TO HAVE AND TO HOLD said interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantees and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantees, the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of March, 2014.

Luanna P. Hunt

Luanna P. Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luanna P. Hunt, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of March, 2014.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 384, Crieve Hall Estates, of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 384 fronts 102 feet on the easterly side of Maywood Drive and runs back between lines 142 feet on the northerly side and 224.2 feet on the southerly side to a dead line in the rear, and measures 127.3 feet on said dead line.

Being the same property conveyed to Joe N. Hunt and wife, Luanna Hunt, by deed from Gaines and Gregory Construction Company, Inc., by deed of record in Book 2304, page 365, Register's Office for Davidson County, Tennessee. Joe N. Hunt died January 6, 1985. Luanna Hunt and Luanna P. Hunt being one and the same person.

This is improved property known as 4904 Maywood Drive, Nashville, TN 37211.