

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Protich, married	Same as new owner	07213036800
	(NAME)	
2408 Maplecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bill Hunter and wife, Sharon Hunter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Michael Protich, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN PROPERTY LOCATED IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DESCRIBED LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTHERLY 45 FEET OF LOT NO. 27 AND THE SOUTHERLY 2.5 FEET OF LOT NO. 28 ON THE PLAT OF TREVECCA SUBDIVISION OF RENRAW, OF RECORD IN BOOK 421, PAGE 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BILL HUNTER AND WIFE, SHARON HUNTER BY DEED FROM F. DALE SHAVER, UNMARRIED OF RECORD IN INSTRUMENT NO. 199912280307587, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2308 Trevecca Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st day of March, 2014.

BILL GARRETT, Davidson County
Trans:T20140019772 DEEDWARR
Recvd: 03/25/14 10:58 2 pgs
Fees:13.00 Taxes:133.20

20140325-0024360

WARRANTY DEED
(Continued)

Bill Hunter
Bill Hunter

Sharon Hunter
Sharon Hunter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,* [redacted], the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained. ***Bill Hunter and wife, Sharon Hunter**

Witness my hand and official seal, this the 11th day of March, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY