Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140023219 DEEDWARR
Recvd: 04/07/14 10:35 2 pgs
Fees:13.00 Taxes:910.20
20140407-0028642

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2014.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kyle E. Hunt Lindsey Hunt	Summit Funding, Inc.	Map 155 08 0C Parcel 029.00co
512 Autumnwood Ct.	2601 Fair Oaks Blvd.	
Nashville, TN 37221	Sacramento, CA 95864	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bryan James Billips, a single man

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

Kyle E. Hunt and Lindsey Hunt, husband and wife

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. 29 on the Plan of Poplar Creek Estates, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 339 thru 347, and Amendment and Change of Survey Monumentation of record in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bryan James Billips, by Deed from Darrell Austin Moore and wife, Dianne Marie Moore, of record in Instrument No. 20081205-0118000, Register's Office for Davidson County, Tennessee.

Conveyance of the above parcel of land is subject to the following:

The Plan of record in Book 6900, Pages 339 thru 347, amendment and change of survey monumentation of record in Book 7900, Pages 888 and 889, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions of Poplar Creek of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee.

Charter of Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

Dedication and Conveyance of Open Space to Poplar Creek Estates Homeowners' Association, Inc., of record in Instrument Nos. 20011017-0113305 and 20030513-0064544, said Register's Office.

Sanitary Sewer Easement of record in Book 6613, Page 533, Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6613, Page 705, and in Book 7099, Page 299, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **512 Autumnwood Ct., Nashville, TN 37221**

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 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 **3rd** day of **April, 2014.**

Bryan James Billips

Bryan James Billips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bryan James Billips,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **April, 2014.**

Diana G. Audin

Notary Public

DIANA AUDIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-15-15