THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 31698-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $194,000.00. Affiant Subscribed and sworn to before me this 10th day of April, 2014. Notary Public My Commission Expires: 7/22/14

SHANNON C. WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

BILL GARRETT, Davidson County
Trans: T20140025702 DEEDWARR
Recvd: 04/16/14 12:25 3 pgs
Fees: 18.00 Taxes: 717.80

20140416-0031789

return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Denton Hunker, Alicia Hunker 1519 Corder Drive Nashville, TN 37206	F & M Bank 50 Franklin Street Clarksville, TN 37040	Map and Parcel No.: 072 160 24700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer Ford and wife, Megan D. Ford**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Denton Baxter Hunker and wife, Alicia A. Hunker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1519 Corder Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of April, 2014.

Spencer A Ford by Megan D Ford, attorney in fact
Spencer Ford
BY: Megan D. Ford, Attorney-In-Fact

Megan D Ford
Megan D. Ford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Megan D. Ford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2014.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Megan D. Ford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Spencer Ford** and is authorized by the said **Spencer Ford** to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of April, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Spencer Ford and wife, Megan D. Ford, joint tenants, by deed dated May 16, 2011, from Lindsey Giltner Wall, Executrix and Sole Devisee of the Estate of Steven Philip Giltner, deceased, of record in Instrument No. 20110517-0037567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 072 160 24700.
2. All matters appearing on the Plan of record as Book 1424, page 102, Register's Office for Davidson County, Tennessee.