WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026094 DEEDWARR
Recvd: 04/17/14 11:40 2 pgs
Fees:13.00 Taxes:388.50
20140417-0032239

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A. Hunter	First Community Mortgage, Inc.	08507007000
(NAME)	(NAME)	
212 Dedham Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I, **Ruth J. Hunter, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Phillip A. Hunter and Penny K. Hunter, 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. 179 on the Plan of Stanford Country Club Estates, Section 4, of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 179 fronts 84 feet on the southerly margin of Dedham Drive and runs back between lines, 152.6 feet on the westerly line and 220 feet on the easterly line to a dead line on which it measures 139.63 feet.

BEING the same property conveyed to Vaughn S. Hunter and wife, Ruth J. Hunter by Warranty Deed from A. Gary Searle and wife, Maxine B. Searle dated August 20, 1965, of record in Book 3926, page 949, Register's Office for Davidson County, Tennessee. The said Vaughn S. Hunter having since died on May 27, 2000 leaving the property now vested in Ruth J. Hunter as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 212 Dedham Drive, Nashville, TN 37214

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, has 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 hands this **15th** day of **April, 2014**

Ruth J. Hunter

Ruth J. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Ruth J. Hunter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2014**

CHRIS CANTRELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 8, 2015

Notary Public

My commission expires: _____

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122