BILL GARRETT, Davidson County
Trans:T20140038355 DEEDWARR
Recvd: 06/02/14 14:00 2 pgs
Fees:13.00 Taxes:476.56
20140602-0047335

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1216

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,800.00.**

Joel A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014.

Marka L. Nettle
Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joel A. Williams **4938 Buena Vista Pike** **Nashville, TN 37218**	**Highlands Residential Mortgage, LTD.** **1200 North Central Expressway** **Suite #750** **Dallas, TX 75243**	**05900005002**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HARVEY A. HUNTER, an unmarried person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL A. WILLIAMS, a single man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING land in the 13th Civil District, formerly the 23rd Civil District, of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm, as shown on an unregistered copy of a survey made April 3, 1952, by George W. Watkins, Surveyor, as conveyed by deed from Verdie L. Wright and wife, to Mrs. Dorothy P. Trauernicht, dated October 16, 1958, and filed for record October 21, 1958, in Book 2810, Page 59, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Easterly margin of Buena Vista Pike at the N.W. corner of a tract of land conveyed to Henry Peck et ux by Mrs. Dorothy P. Trauernicht; thence, N 18 degrees W. 100' to a point; thence N 70 degrees E 265 feet or more to the center of Whites Creek; thence 45 degrees E with center of said creek 110 feet or more to the N.E. corner of said Peck tract; thence with the said Peck line S 72 degrees W 317 feet or more to the point of beginning and containing 69/100 acres.

RESTRICTIONS filed for record prior to February 15, 1950, in Book 1129, Page 543, Register's Office for Davidson County, Tennessee. Said Restrictions expire July 31, 1966.

BEING the same property conveyed to Harvey A. Hunter and wife, Patricia A. Hunter by Quitclaim Deed from Mary Katherine Keef and husband, Charles Keef, of record in Instrument Number 20060918-0115130, Register's Office for Davidson County, Tennessee and being the same property conveyed to Mary Katherine Keef by Quitclaim Deed from Eugene Singer of record in Book 11645, Page 989, Register's Office for Davidson County, Tennessee. The said Patricia A. Hunter having since died.

The said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is the same description as in previous deed of record.

This is improved property known as 4938 Buena Vista Pike, Nashville, Tennessee 37218

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 hand this 30th day of May, 2014.

Harvey A Hunter
HARVEY A. HUNTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HARVEY A. HUNTER, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2014.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017