BILL GARRETT, Davidson County
Trans:T20140039206 DEEDWARR
Recvd: 06/04/14 12:00 3 pgs
Fees:18.00 Taxes:684.50
20140604-0048364

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Karen McCalla
Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 29th day of May, 2014.

Notary Public
My commission expires: 12/22/17

02-1403-48945

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Hunt	New Owner	044-11-0-030.00
51 Jones Circle		044-07-0-010.00
Old Hickory TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack Foster and wife, Christine S. Foster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Hunt and wife, Cindy Hunt, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

For informational purposes only: prior deed references subject property to contain 0.71 acres, (as to TRACT I).
For informational purposes only: prior deed references subject property to contain 4.76 acres, (as to TRACT II).
For informational purposes only: prior deed references subject property to contain 0.869 acres, (as to TRACT III).

Being the same property conveyed to Jack Foster and wife, Christine S. Foster by deed from Robert W. Hunt and wife, Linda P. Hunt, dated April 12, 2000, recorded April 17, 2000, of record in Instrument No. 20000417-0038026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 138 Orchard Dr. & 0 Orchard Dr, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of May, 2014.

Jack Foster

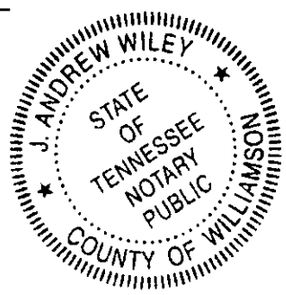
Christine S. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack Foster and Christine S. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of May, 2014.

State of Tennessee at Large



My Commission expires

12/27/17

Exhibit A

Certain tracts or parcels of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Being Lot No. 140, Section A, Village of Old Hickory, as shown on revised plan recorded April 22, 1949, in Book 1424, page 101, Register's Office for Davidson County, Tennessee, fronting 38.7 feet on Orchard Drive,

TRACT II:
Being a part of Lot No. 139-A, Section A1, Village of Old Hickory, as shown on plan recorded April 22, 1949, in Book 1424, page 101, Register's Office for Davidson County, Tennessee, located at rear of and adjacent to Lot No. 140, Section A, Book 1424, page 101, more particularly described as follows:

Beginning at an iron pin on the southwest corner of Lot No. 139-A and running thence the following courses and distances:

North 58 deg. 04' West, 586 feet to an iron pin; thence North 23 deg. 58' West, 26.8 feet to an iron pin; thence North 20 deg. 21' East, 96.7 feet to an iron pin; thence North 59 deg. 16' East, 94.6 feet to an iron pin ; thence South 89 deg. 13' East 334.8 feet to an iron pin; thence South 37 deg. 15' East, 572.9 feet to an iron pin; thence South 87 deg. 33' West, 288.7 feet to an iron pin and the point of beginning,

TRACT III:
Beginning at an iron pin in the North boundary line of Section A-1 and part of Section A, Village of Old Hickory, as recorded in Book 1424, page 101, Register's Office for Davidson County, Tennessee, said point being the northeast corner of other land of Grantees; thence North 89 deg. 43' West, 100.00 feet with the North line of Grantees' land, to an iron pin; thence North 28 deg. 20' East, 514.30 feet, to an iron pin, corner to line of lands of the United States of America for the Old Hickory Lake; thence South 8 deg. 37' West, 406.80 feet with said line of lands of the United States of America, to a point in the North boundary of said Subdivision, Section A-1; thence South 58 deg. 30' West, 97.51 feet with said Subdivision line, to the point of beginning.