BILL GARRETT, Davidson County
Trans:T20140039206 DEEDWARR
Recvd: 06/04/14 12:11 3 pgs
Fees:18.00 Taxes:684.50

20140604-0048368

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

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

Notary Public
My commission expires: 12/27/17

02-1403-48946

Address of New Owner:	Send Tax Bills to:	Tax Information
Jack Foster 193 Journey Lane Ashland City, TN 37015	New Owner	044-07-0-017

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, Larry Hunt and wife, Cindy Hunt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack Foster and wife, Christine Foster, 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

Being the same property conveyed to Larry Hunt and Cindy Hunt, Husband and wife, by deed from Federal National Mortgage Association, dated February 27, 2013, recorded April 22, 2013, of record in Instrument No. 20130422-0039508, 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 53 Jones Circle, 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.

Larry Hunt

Cindy Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Hunt and Cindy Hunt, 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

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

My Commission expires
12/27/17

Exhibit A

Property Description
of
Parcel 17, Tax Map 44-7
Larry & Cindy Hunt Property

Land located in Davidson County, Tennessee and being parts of lots 19 and 20 on the Plan of River Vista Subdivision, as of record in Plat Book 1424, Page 118, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer-Surveyor, dated May 5, 2014, as follows:

Beginning at an iron pin in the westerly right of way of Jones Circle at the common corner of lots 20 and 21, said point being Christopher and Amber Veach's northeasterly corner, as of record in Deed Book 11,732, Page 616, R.O.D.C., TN. and the southeasterly corner of the herein described tract; thence leaving said right of way and with the line between said lots and Veach's north line North 82°43'16" West 134.00 feet to an iron pin in easterly line of Larry and Cindy Hunt, as of record in Instrument Number 20050124-0008301, R.O.D.C., TN.; thence with Hunt's easterly line North 12°57'16" East 232.44 feet to an iron pin in the southwesterly margin of a 50 foot Egress, Ingress and Regress easement, as of record in Deed Book 4142, Page 257, R.O.D.C., TN.; thence with said margin South 50°22'00" East 139.40 feet to a P.K. nail; thence with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 31.53 feet and a chord bearing and distance of South 14°14'24" East 29.48 feet to an iron pin in the westerly right of way of Jones Circle; thence with said right of way and with a curve to the left, said curve having a radius of 185.00 feet, an arc length of 4.82 feet and a chord bearing and distance of South 21°08'24" West 4.82 feet to a concrete monument; thence with a curve to the left, said curve having a radius of 642.26 feet, an arc distance of 125.87 feet and a chord bearing and distance of South 14°46'44" West 125.67 feet to the point of beginning and containing 0.59 acres, more or less.

Being the same lands conveyed to Larry and Cindy Hunt , as of record in Instrument Number 20130422-0039508, Register's Office for Davidson County, Tennessee.

Jem:5/6/14