BILL GARRETT, Davidson County
Trans:T20140042717 DEEDWARR
Recvd: 06/17/14 10:41 2 pgs
Fees:13.00 Taxes:1757.50
20140617-0052654

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$475,000.00** (Four Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of June, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/14/16 (NOTARY SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bradley D. Williams and Brian A. Courtney 110 Lauderdale Road Nashville, TN 37205	Bradley D. Williams and Brian A. Courtney 910 Douglas Avenue Nashville, TN 37204	10312022100

WARRANTY DEED

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/WE, **JOSHUA HUNTER, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADLEY D. WILLIAMS AND BRIAN A. COURTNEY, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 17 of Block 'B" on the Map of Cherokee Park, Section 2, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot fronts 60 feet on the east side of Lauderdale Road and runs back between lines, 169.14 feet on the north line and 165 feet on the south lines to a dead line in the rear.

Being the same property conveyed to Joshua Hunter, unmarried by deed from Bonnie Beneke, Barbara Jo Beneke, Beverly Beneke King, and Margaret Beneke Crichton of record in Instrument Number 20140103-0000914, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **110 LAUDERDALE ROAD** **NASHVILLE,TN37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JH

LTSR Number:

GTE File: 2014

WITNESS, this 11th day of June, 2014

Joshua Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of June, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua Hunter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of June, 2014.

Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15