WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140046704 DEEDWARR
Recvd: 07/01/14 10:34 2 pgs
Fees: 13.00 Taxes: 1369.00
20140701-0057590

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Hunter	Regions Bank d/b/a Regions Mortgage	05303023200
(NAME)	(NAME)	
1405 Riverside Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Elvie E. Bethel and Doyle Bethel, Co-Trustees of the Elvie E. Bethel Revocable Living Trust U/A/D 02/07/2001**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John W. Hunter and Loretta J. Hunter, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 126A on the Plan of Section "B", Village of Old Hickory of E. I. Dupont de Nemours and Company's Subdivision, as shown on plat of record in Plan Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Elvie Bethel by Warranty Deed dated 10/07/2002 from Steve M. Minton and wife, Valerie E. Minton of record in Instrument 200210100124163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Elvie E. Bethel Revocable Living Trust, U/A/D 02/07/2001 by Quit Claim Deed dated 08/18/2008 from Elvie Bethel, a married woman of record in Instrument 200808180084727, Register's Office for Davidson County, Tennessee.

All matters as set forth of record in Book 1424, Page 67, said Register's Office.
Property Survey of record in Book 1424, Page 69, said Register's Office.
Property Survey of record in Book 1835, Page 87, said Register's Office.
Easement of record in Book 626, Page 556, said Register's Office.
Right of Way/Permit Easement of record in Book 662, Page 743, said Register's Office.
Charter of record in Book 8290, Page 865, said Register's Office.
Title to any portion of said land lying in the bed or banks of Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Cumberland River, without diminution or pollution, and the consequence of any past or future change in the location of said Cumberland River.
Easement for the flow of any unnamed streams, creeks or ponds located on subject property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1405 Riverside Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 16th day of June, 2014.

ELVIE E. BETHEL REVOCABLE LIVING TRUST U/A/D 02/07/2001

Elvie E. Bethel, Co-Trustee

Elvie E. Bethel
Co-Trustee

Doyle Bethel Co-Trustee

Doyle Bethel
Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elvie E. Bethel and Doyle Bethel with whom I am personally acquainted and who proved himself/herself to be the Co-Trustees of the Elvie E. Bethel Revocable Living Trust U/A/D 02/07/2001, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2014.

Tracey Trumphour

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122