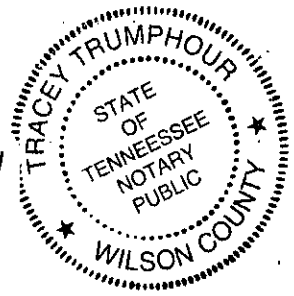
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140048820 DEEDWARR
Recvd: 07/09/14 09:45 2 pgs
Fees:13.00 Taxes:610.50



20140709-0060290

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Eugene Stangline	Eugene Stangline	064120A40200CO
(NAME)	(NAME)	
402 Hunters Place	402 Hunters Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, we, **John W. Hunter and Loretta J. Hunter, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eugene Stangline and Lorease Stangline, 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 Unit No. 402, on the plan of Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as shown on plat of record in Plat Book 6250, Page 118, and further established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and amended in Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Loretta J. Hunter and John W. Hunter, husband and wife by Warranty Deed dated 07/10/2007 from Joseph N. Mangano and wife, Mary E. Mangano of record in Instrument 200707200086443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 118; (2) Master Deed and By-Laws filed for record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and amended in Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95; (3) Said By-Laws were amended of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument 201206200053936; (4) Easement of record in Book 8035, Page 646; (5) Charter of the Homeowner's Association of record in Book 5208, Page 188, said Register's Office; (6) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 402 Hunters Place, Hermitage, TN 37076

(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 our hands this 7th day of July, 2014.

John W. Hunter

Loretta J. Hunter

State of Tennessee
County of Wilson

Personally appeared before me John W. Hunter and Loretta J. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2014.

Notary Public Escrow Officer
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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