WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/24/18 (AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
330 Robert Rose Dr.
Murfreesboro, TN 37129
from information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20140058824 DEEDWARR
Recvd: 08/11/14 15:49 2 pgs
Fees:13.00 Taxes:721.50
20140811-0072432

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rodney Hunter Jr.	James Rodney Hunter Jr.	164100A14100CO
(NAME) 3104 Pony Ridge Way	(NAME) 3104 Pony Ridge Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bruce A. Holland, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Rodney Hunter Jr., a married man, HEREINAFTER CALLED THE GRANTEES, 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. 187 on the Plan of Village Three, Summerfield, a Planned Unit Development, as shown on plat of record in Instrument No. 20001006-0099706, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Bruce A. Holland, a married man by Warranty Deed from Capitol Homes Inc., dated August 26, 2004, filed of record on September 2, 2004, in Instrument No. 20040902-0106254, in the aforesaid Register's Office.

unimproved ☐

This is improved ☒ property, known as 3104 Pony Ridge Way, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 31st day of July, 2014.

Bruce A. Holland

Justine J. Holland

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me Bruce A. Holland and Justine J. Holland

Witness my hand and official seal at Murfreesboro, Tennessee this 7/31/14

Commission expires:

4/24/18

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD