Return To: 15-0019
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150011042 DEEDWARR
Recvd: 02/12/15 10:37 2 pgs
Fees: 13.00 Taxes: 462.50
20150212-0012991

G-CPC-15-923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MY COMMISSION EXPIRES:

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Benjamin Merrill Brown and AMY M. BROWN** | Community Trust Bank | |
| (NAME) | (NAME) | |
| **923 Oak Vale** | 1800 Hudson Lane Ste 2A | **075-01-0-034.00** |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | Monroe LA 71201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEWEY R. HUNT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN M. BROWN, A MARRIED MAN AND AMY M. BROWN, HIS WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 81 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dewey R. Hunt, an unmarried man by Warranty deed from Charles Osborne and Margerie B. Osborne, husband and wife of record in Instrument No. 20080625-0065446 Register's Office for Davidson County, Tennessee, dated June 23, 2008 and recorded on June 25, 2008.

The said Dewey R. Hunt is also known as Duard Rinnel Hunt.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4820, Page 611 and amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **923 Oak Vale , Hermitage, Tennessee 37076**.

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. 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/our hand(s) this the 6th DAY OF FEBRUARY, 2015.

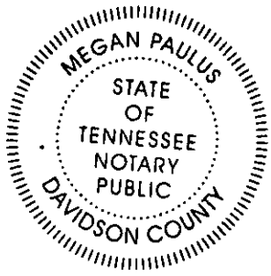
Dewey R. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEWEY R. HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212