WARRANTY DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$380,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2015.

Brenda Hendersonn

Notary Public

MY COMMISSION EXPIRES: 11/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos M. Sanchez	Carlos M. Sanchez	
(NAME)	(NAME)	131-12 63
1124 Battery Lane	1006 Smoke Rise Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Hendersonville, TN 37075	
(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, **RONALD A. HUNTER, TRUSTEE OF THE HH FAMILY TRUST U/A/D DECEMBER 7, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS M. SANCHEZ, MARRIED AND ANTHONY AMICO, MARRIED, AS TENANTS IN COMMON,** 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 26, BATTERY PARK, as shown on plat of record in Plat Book 1130, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Henry A. Hunter to Ronald A. Hunter and/or Barbara M. Hunter, Trustees of the HH Family Trust dated December 7, 2012 as recorded on the 11th day of December, 2012 in Instrument No. 20121211-0113893 and Warranty Deed from Hoyt T. Richardson and wife, Lula M. Richardson to Henry A. Hunter and wife, Frances G. Hunter as recorded on the 21st day of April, 1955 in Deed Book 2396, Page 73, in the Register's Office of Davidson County, Tennessee. Henry A. Hunter married Ercell Maxine Cato Hunter, she has since died on December 21, 2012.Frances G. Hunter died on September 19, 1996. Henry A. Hunter later married Ercell Maxine Cato Hunter, who since died on December 21, 2012.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 103, said Register's Office.

unimproved
This is improved X property, known as 1124 Battery Lane, Nashville, TN 37220
(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.

Davidson County DEEDWARR
Recvd: 02/13/15 10:05 3 pgs
Fees:18.00 Taxes:1406.00
20150213-0013346

Witness my hand this 12 day of February, 2015.

THE HH FAMILY TRUST U/A/D DECEMBER 7, 2012

Ronald A. Hunter

RONALD A. HUNTER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Ronald A. Hunter with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The HH Family Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 12 day of February, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY