Davidson County DEEDWARR
Recvd: 03/12/15 12:27 4 pgs
Fees:23.00 Taxes:1072.63
20150312-0021272

ADDRESS OF NEW OWNER:

PATRICIA E. HUNTER and
ELBERT J. RICHARDS JR.
454 W Campbell Road
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

SEND TAX BILLS TO:

Aspire Financial, Inc. dba Aspire Lending
4100 Alpha Road, Suite 400
Dallas, TX 75244

MAP & PARCEL #033-00-0105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/ 100 ($289,900.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **I, GARY SAMUELSON,** a married man, have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICIA E. HUNTER and ELBERT J. RICHARDS, JR.,** both unmarried, as tenants in common with right of survivorship, their heirs and assigns, the following described lot or parcel of land situated in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

A TRACT of land as shown on the plat of Thomas A. Dulworth's 2.024 acre tract, more or less, and described according to a survey by Ralph W. C. Lambert, dated December 13, 1975 as follows:

BEGINNING at an iron pin in the easterly margin of Campbell Road, said point being the northwest corner of the property conveyed to R. B. Kemper by deed from Agnes M. Day, of record in Book 1109, Page 209, in the Register's Office for said County; thence with the northerly line of property conveyed to the said R. B. Kemper and partially with the northerly margin of Kemper's private drive, South 89 degrees 34 minutes East 584 feet to an iron pin in the westerly line of E. M. Kemper property; thence with the westerly boundary of the Kemper land; North 2 degrees West 150.0 feet to an iron pin; thence North 89 degrees 40 minutes 08 seconds West 596.56 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin South 6 degrees 49 minutes East 150.0 feet to the point of beginning, containing 2.024 acres, more or less.

BEING the same property conveyed to Gary Samuelson by Special Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, dated

January 23, 2012 and filed for record as Instrument #20120202-0009451, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2015 real estate taxes which are to be pro-rated and payment assumed by Grantees, applicable zoning and building regulations and permits, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND I, DEBORAH SAMUELSON, wife of the said GARY SAMUELSON, for the above consideration, do hereby join in this conveyance and by these presents do hereby transfer and convey unto the said PATRICIA E. HUNTER and ELBERT J. RICHARDS, JR., both unmarried, as tenants in common with right of survivorship, their heirs and assigns, all right, title, interest and claim which I may have in and to the above-described lot or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS our hands this the 11 day of MARCH, 2015.

GARY SAMUELSON

DEBORAH SAMUELSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY SAMUELSON AND WIFE, DEBORAH SAMUELSON,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 11 day of March, 2015.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

MY COMMISSION EXPIRES: 5-25-16

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$289,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 11 day of March, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/27/18

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Dolly T. Peay, 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 ROBERTSON

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

Notary Public

My Commission Expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY