LL# 4539-241

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033299** Davidson County DEEDWARR Recvd: 04/06/15 11:57 3 pgs Fees:18.00 Taxes:1428.20 **20150406-0029538**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is: $386,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2015. Notary Public My Commission Expires: 9-6-17 J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Sandra Price 202 Rising Sun Terrace Old Hickory TN 37138	Send Tax Bills To: Wilson Bank & Trust P.O. Box 768 Lebanon, TN 37088	Tax Information: Tax Parcel ID No. 064-02-0-064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mason Hunter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Diane Price**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 241, SECTION 13, BRANDYWINE FARMS, as shown on plat of record in Plat Book 4660, Page 71, 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 to Mason Hunter, married by Warranty Deed from Kenneth R. Speakman and wife, Reba Speakman, Trustees under Revocable Speakman Family Living Trust, dated May 19, 1998, recorded on the 19th day of October, 2009, in Instrument No. 20091019-0096340, in the Register's Office of Davidson County, Tennessee.

Danielle Hunter joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 13, BRANDYWINE FARMS, as recorded in Plat Book 4660, Page(s) 69, revised in Book 4660, Page 71.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3816, Page 544, amended in Book 3843, Page 951, Book 3886, Page 720, Book 4765, Page 625, Book 6371, Page 372 and Book 9138, Page 45.

Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances recorded at Instrument No. 20100621-0047902.

This is improved property located at 202 Rising Sun Terrace Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2015.

Mason Hunter

Danielle Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mason Hunter and Danielle Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16