BILL GARRETT, Davidson County
Trans:T20150032044 DEEDWARR
Recvd: 04/28/15 10:35 2 pgs
Fees:13.00 Taxes:370.00
20150428-0037857

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony Tyler Hunter 1672 Campbell Road Goodlettsville, TN 37072	Quicken Loans 1050 Woodard Ave. Detroit, MI 48226-1906	024000-054.00

THIS INDENTURE, made this 27th day of April, 2015 between

Melody J. Crossland fka Melody J. Stevens

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Anthony Tyler Hunter, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: Land in Davidson County, Tennessee, being described as follows: Beginning at the corner of W.H. Stewart and J.W. Parish land; thence with Stewart's line South 72 deg. East (old survey South 76 deg. East); 683 feet to the Northerly side of Campbell Road; thence North 31 deg. East with the Northerly margin of Campbell Road, 50 feet to a curve; thence North 48 deg. West 329 feet; thence North 2 deg. West 317 feet; thence South 86 1/2 deg. West 395 feet to J.W. Parish line; thence with his line South 1 1/2 deg. West 363 feet to the point of beginning, more or less.

Tract II: Land in Davidson County, Tennessee, being described as follows: Beginning at a point in the Northerly margin of Campbell Road, being the Southeast corner of the tract conveyed to James A. Stamps and wife, by Deed of record in Book 1811, Page 571, Register's Office for Davidson County, Tennessee, and the Southwest corner of the tract belonging to Toccoa B. Myers and husband, running thence with the Northerly margin of Campbell Road, North 41 1/2 deg. East 70 feet to a stake; thence South 86 1/2 deg. West 96 feet to a point in the lone between Stamps and Myers; thence South 48 deg. East 69 feet to the point of beginning, more or less.

Being the same property conveyed to George E. Crossland and Melody J. Stevens by Deed dated 12/19/85 from Charles B. Hall and wife, Nancy H. Hall of record in Book 6747, Page 26, Register's Office for Davidson County, Tennessee. George E. Crossland now being deceased, having since died on 8-29-2011.

This is (X) improved ( ) unimproved property known as: 1672 Campbell Road, Goodlettsville, TN 37072

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Melody J. Crossland

Melody J. Crossland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melody J. Crossland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of April, 2015.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00.

Melody Crossland

Affiant

Sworn to and subscribed before me, this 27th day of April, 2015.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY