WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

G-KW-15-3062

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald E. Lounsbury and Donna Jean Lounsbury	New Owner	
(NAME)	(NAME)	**096-09-0B-031.00-CO**
3062 Whitland Crossing Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 **KARRIE JO HUNT AND HUSBAND TODD HUNT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONALD E. LOUNSBURY, JR. AND DONNA JEAN LOUNSBURY, HUSBAND AND 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. 3062, Donelson Place as shown on Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument No. 20070712-0083113 and Instrument No. 20070816-0098067, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karrie Jo Hunt and husband Todd Hunt by Special Warranty deed from Renasant Bank of record in Instrument No. 20110426-0031798 Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 2011.

Karrie Jo Hunt and Karrie J. Hunt are one and the same person.

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 Instrument No. 20060531-0063577, as amended by Instrument No. 20070430-00051183 (underlying plats), Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113, Instrument No. 20070816-0098067, Instrument No. 20101026-0085599 and Instrument No. 20101112-0091023, Register's Office for Davidson County, Tennessee.
- Charter for Donelson's Place Owners' Association, Inc. of record in Instrument No. 20070703-0079444, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20070302-0025663, 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: **3062 Whitland Crossing Dr , Nashville, Tennessee 37214**.

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.

BILL GARRETT, Davidson County
Trans:T20150051415 DEEDWARR
Recvd: 06/26/15 10:46 2 pgs
Fees:13.00 Taxes:717.80

20150626-0061632

Witness my/our hand(s) this the 18th DAY OF JUNE, 2015.

Karrie Jo Hunt by: Todd Hunt, Attorney in-Fact
Karrie Jo Hunt by Todd Hunt, Attorney in Fact

Todd Hunt
Todd Hunt

STATE OF Washington
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KARRIE JO HUNT, and who acknowledged he executed the same as the free act and deed of the said KARRIE JO HUNT.

Witness my hand and official seal, this the 18th of June, 2015.

Notary Public Char E Smart
My Commission Expires: 04042017
(SEAL)

Notary Public
State of Washington
CHAR E SMART
My Appointment Expires Apr 4, 2017

STATE OF Washington
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2015.

Notary Public Char E Smart
My Commission Expires: 0404 2017
(SEAL)

Notary Public
State of Washington
CHAR E SMART
My Appointment Expires Apr 4, 2017

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