BILL GARRETT, Davidson County
Trans:T20150062154 DEEDWARR
Recvd: 07/29/15 10:01 2 pgs
Fees:13.00 Taxes:795.50
20150729-0074564

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0427HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Commission Expires:
My Commission Expires OCT. 18, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melvin Hunt 1600 Hunters Lane Nashville, TN 37207	Platinum Financial Funding 1913 Gunbarrel Rd. #111 Chattanooga, TN 37421	032-00-0-023.01

WARRANTY DEED

FOR AND IN 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, I/WE,

Justin Temple and Abby Temple, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melvin Hunt and Sandra J. Hunt, husband and wife

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:

PROPERTY located in the 10th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 23.01 Davidson County Property Map 32, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 17, 2004 and known as Job No. 04-0056, as follows:

BEGINNING at an existing iron pipe in the northerly right-of-way of Hunters Lane at the southwest corner of the herein described tract. Said pipe being the southeast corner of the Huey Gilbreath and H. Lane Palmer property of record in Book 8678, Page 468, R.O.D.C., TN. Said also being located approximately 210 feet easterly from Brick Church Pike; thence from said point of beginning with the line of Gilbreath & Palmer, N 06 degrees 02 minutes 01 seconds E 239.92 feet to an iron pin set in the southerly line of the Louis Suddath et ux property of record in Book 2015, Page 293, R.O.D.C. TN; thence with said line S 83 degrees 42 minutes 31 seconds E 59.81 feet to an existing iron pin in the westerly line of the George Patterson et ux property of record in Book 9039, Page 109, R.O.D.C., TN; thence with said line, S 12 degrees 34 minutes 25 seconds E 224.15 feet to an existing iron pin in the northerly right-of-way of Hunters Lane; thence with said right-of-way and a curve right having a radius of 441.91, a chord length of 134.13 feet, said chord having a bearing of S 84 degrees, 19 minutes 29 seconds W and an arc length along said curve of 134.65 feet to the point of beginning.

BEING the same property conveyed to Justin Temple and Abby Temple, married, by Cash Deed for Tennessee from Department of Housing and Urban Development, dated 3/12/09 and recorded 3/17/09 in Instrument Number 20090317-0023862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1600 Hunters Lane, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of July, 2015.

Justin Temple
Justin Temple

Abby Temple
Abby Temple

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Temple and Abby Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of July, 2015.

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY