GSNM Box 44

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 498,400.00. Dean Dorsey Hoskins Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August, 2015 Notary Public MY COMMISSION EXPIRES: 3-10-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150071854 DEEDWARR
Recvd: 08/25/15 10:14 2 pgs
Fees: 13.00 Taxes: 1844.08
20150825-0085697

GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Dorsey Hoskins	New Owner	MAP
4400 Belmont Park Terrace, Unit 250		PARCEL 131-07-0B-250.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Keel Hunt and wife, Marsha Mason Hunt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean Dorsey Hoskins, unmarried woman**

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:

Land in Davidson County, Tennessee, being Building Site 250 on the Plan of Section Ten, Arden Place of record in Plat Book 5210, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keel Hunt and wife, Marsha Mason Hunt by Warranty deed from Stephanie Ann Brooks and Jess Wayne Smith, IV, as co-executors of the Estate of Virginia O. Smith-Batts and Stephanie Ann Brooks and Jess Wayne Smith, IV, each as individuals of record in Instrument No. 20021003-0120812 Register's Office for Davidson County, Tennessee, dated September 30, 2002 and recorded on October 03, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4400 Belmont Park Terrace, Unit 250, Nashville, TN 37215.**

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

Witness our hand( ) this the 24th day of August, 2015.

Keel Hunt

Marsha Mason Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keel Hunt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marsha Mason Hunt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE