BILL GARRETT, Davidson County
Trans:T20150072174 DEEDWARR
Recvd: 08/25/15 15:59 3 pgs
Fees:18.00 Taxes:2198.17
20150825-0086112

FROM: Walter H. Crouch and Ruth R. Crouch
TO: Sherman McKeel Hunt, III and Marsha Mason Hunt

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sherman McKeel Hunt, III and Marsha Mason Hunt 4106 Dorman Drive Nashville, Tennessee 37215	(Same)	Map 131-1-C Parcel 13

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $594,100.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2015.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

Notary Public
My Comm. Expires: 7-2-2018

GENERAL 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 and sufficiency of which are hereby acknowledged, Walter H. Crouch and wife, Ruth R. Crouch, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Sherman McKeel Hunt, III and wife, Marsha Mason Hunt, hereinafter called "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, State of Tennessee, being Lot No. 4106, on the Plan of Park Place Development, as of record in Book 4860, page 124, as revised in Book 5050, page 98, Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5223, page 789, Book 5293, page 838, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, Book 5722, page 772 and Book 5798, page 732, Register's Office for said County, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Walter H. Crouch and wife, Ruth R. Crouch, by deed from James R. Anderson and wife, Mary Elise Anderson, Trustees U/A/D Dec. 6, 1994, of record in Book 9729, page 136, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2015 Metro Nashville Davidson County Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 4860, page 124, as revised in Book 5050, page 98, Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5223, page 789, Book 5293, page 838, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, Book 5722, page 772 and Book 5798, page 732, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Park Place, of record in Book 5041, page 433, as amended in Book 7565, page 192, Book 9729, page 54, and Book 10491, page 211, said Register's Office.

This is improved property known as 4106 Dorman Drive, Nashville, Tennessee 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 24th day of August, 2015.

Walter H. Crouch

Ruth R. Crouch

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 Walter H. Crouch and Ruth R. Crouch, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.