WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072409 DEEDWARR
Recvd: 08/26/15 10:59 2 pgs
Fees:13.00 Taxes:1720.50

20150826-0086347

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7670 HUNNICUTT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gerald D. and Mary Ann Hunnicutt Trust	Gerald D. and Mary Ann Hunnicutt Trust	160110A09000CO
PO Box 90413	PO Box 90413	
Los Angeles, CA 90009	Los Angeles, CA 90009	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES PATRICK O'BANNON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GERALD D. AND MARY ANN HUNNICUTT TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5508 Hearthstone Lane, Brentwood, TN 37027

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/or 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/or 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 my hand hand on the 24th day of August, 2015.

James Patrick O'Bannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES PATRICK O'BANNON, the bargainor(s), 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 at Franklin, Tennessee, this 24th day of August, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Phases II, III, and IV Hemmingwood as of record in Plat Book 6900, Pages 7 and 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Patrick O'Bannon, unmarried by Warranty Deed from Karen M. Hayes, unmarried, recorded on the 11th day of June, 2007 in Instrument No. 20070611-0069811, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASES II, III AND IV HEMMINGWOOD, as recorded in Plat Book 6900, Page(s) 7 and 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6730, Page 329, Book 6892, Page 549, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205 and Instrument No. 20130619-0062819 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 6704, Page 373, Book 6936, Page 893, Book 7496, Page 163 and Book 8762, Page 169.

f. Conveyance of Common Area recorded in Book 6962, Page 404, re-recorded in Book 7207, Page 84.

g. Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.

h. A judgement appearing in Instrument No. 20051012-0122631 in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.

i. A judgment appearing in Instrument No. 20060130-0011123 in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.