This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of August, 2015, by and between Nettye M Hunt, unmarried, party of the first part, and Stanley David Nix and Karen Nix, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 2 on the Plan of Saddlebrooke, formerly a portion of Powell Subdivision, of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Richard D. Hunt and Nettye M. Hunt by virtue of that certain Deed dated May 8, 1987, at Book 7234, Page 274 in the Register's Office of Davidson County, Tennessee. Richard D Hunt, died on November 26, 2011 leaving Nettye M Hunt as the remaining tenant by the entirety.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 6250, Page 940; Book 6925, Page 947; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Nettye M. Hunt

Nettye M Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Nettye M Hunt, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2015.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150074791 DEEDWARR
Recvd: 09/02/15 10:26 2 pgs
Fees:13.00 Taxes:817.70

20150902-0089271

Property Owner & Address: Stanley David Nix and Karen Nix
4200 Saddlebrook Dr.
Hermitage, TN 37076

Tax Parcel No 08603003000

Property Address: 4200 Saddlebrook Pl
Hermitage, TN 37076

MAIL TAX BILLS TO: Heritage Bank USA, Inc.
PO Box 537
Hopkinsville, KY 42241

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (13)

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $221,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this ~~28th~~ 31st day of August, 2015.

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066