WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099978 DEEDWARR
Recvd: 11/24/15 12:59 3 pgs
Fees:18.00 Taxes:939.80

20151124-0119167



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sophia Hunt	Mortgage Solutions of Colorado, LLC	172-03-0B/28.00
(NAME)	(NAME)	
757 East Woodlands Trail	5455 N. Union Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Colorado Springs, CO 80918	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Post Office Credit Union,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sophia Hunt,** an 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:

Being Lot No. 28 on the Plan of Woodlands, Subdivision, Phase 2 of record in Plat book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Post Office Credit Union by Trustee's Deed from Sharon Rader, Trustee dated November 17, 2014 and filed for record November 17, 2014 as Instrument No. 20141117-0105785 in the Register's Office for Davidson County, Tennessee

Subject to Restrictive Covenants and ByLaws of record in book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, Book 8643, page 675, Book 7334, page 149, Book 7408, page 289, Register's Offic for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 757 East Woodlands Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of November, 2015.

NASHVILLE POST OFFICE CREDIT UNION

Sharon Rader

Sharon Rader
manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Sharon Rader with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Manager of Nashville Post Office Credit Union and that she as such Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Manager

WITNESS my hand and seal this 20th day of November, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16



File No.: 201509024