WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105907 DEEDWARR
Recvd: 12/15/15 15:12 2 pgs
Fees:13.00 Taxes:1243.20
20151215-0126085

P-BR-15-4551-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clayton Hunt	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
4551 Jackson Rd	**761Old Hickory Blvd**	**032-00-0-145.00 & 032-00-0-149.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH LISA MCCARTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLAYTON HUNT, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract One:
Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on unrecorded survey by R. L. Montoya, Surveyor License No. 697, dated March 13, 1987, as follows:

Beginning at a iron pin set this survey in a fence line, which is the south boundary of C. E. Hardy Jr., the northeast corner of the tract and the northwest corner of Tract No. 2, thence South 5 degrees 29' 21" East 709.43 feet to an iron pin set this survey on the centerline of a 40 foot ingress/egress easement; thence following said centerline in a northwesterly direction, North 63 degrees 14' 35" West 348.12 feet to an iron pin set this survey, the beginning of a curve; thence following said centerline along a curve to the right, having the following curve data: a delta of 94 degrees 16' 26", a radius of 71.65 feet, a tangent of 77.20, a distance of 117.89 feet to an iron pin set this survey, thence leaving said easement centerline along a new line common to this tract and Tract No. 5, North 58 degrees 53' 09" West 68.50 feet to a point in the pond; thence along a new line common to this tract and Tract No. 5, North 49 degrees 22' 47" West 110.33 feet to a point in said pond thence along a new line common to this tract and Tract No. 4, North 22 degrees 07' 55" East 60.00 feet to a witness pin set this survey on the centerline of the aforementioned 40 foot ingress/egress easement; thence continuing an additional 286.25 feet to an iron pin set this survey in a fence line which is the south boundary line of C. E. Hardy, Jr., and said pin marking the northeast corner of Tract No. 4; thence following said fence line north 85 degrees 50' 50" East 285.00 feet to the point of beginning.

Tract Two:
A tract of land, known as Tract No. 4 of the Bennett Property, located in the 10th Civil District of Davidson County and described as according to an unrecorded survey by R. L. Montoya Land Surveying, dated March13, 1987, as follows:

Beginning at an iron pin set on this survey in a fence line, which is the south boundary of C. E. Hardy, Jr., the northeast corner of the tract and the northwest corner of Tract No. 3; thence, South 22 degrees 07' 55" West 286.25 feet to a witness pin set on this survey in the centerline of a 40 foot ingress/egress easement; thence continuing an additional 60.00 feet to a point in a pond, said point being the southeast corner of this tract; thence with a new line common to this tract and Tract No. 5, South 75 degrees 46' 23" West 60.00 feet to a witness pin set on the survey in the centerline of aforementioned 40 foot ingress/egress easement; thence continuing as additional 493.69 feet to an iron pin set on this survey in a fence line, which is the east boundary of William J. Locke, said pin being the southwest corner of this tract and the northwest corner of Tract No. 5; thence with said fence line, North 03 degrees 19' 14" West 405.00 feet to a existing iron pin in a fence line which is the south boundary of C. E. Hardy, Jr., said pin also marks the northeast corner of William J. Locke and the northwest corner of this tract; thence with said fence line North 85 degrees 22' 44" East 286.73 feet to an existing iron pin, thence continuing along said fence line North 85 degrees 50' 50" East 405.88 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Elizabeth Lisa McCarter by Warranty deed from Jeffery H. Filson, joined by spouse, Alison F. Filson of record in Book 11688, page 359, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 4, 1999.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a iien not yet due and payable.
- Grant of Water Line Easements of record in Book 9417, Page 291 and Book 9422, Page 609, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7244, Page 964; Book 7388, Page 883; Book 9638, Page 523 as re-recorded in 9791, Page 972, in the Register's Office for Davidson County, Tennessee.
- 40 foot Ingress/Egress Easement of record in Book 7244, Page 964; Book 7388, Page 883; Book 9638, Page 523 as re-recorded in 9791, Page 972; and Book 9791, page 977, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4551 Jackson Rd , Whites Creek, Tennessee 37189**.

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 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 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 hand(s) this the 11th DAY OF DECEMBER, 2015.

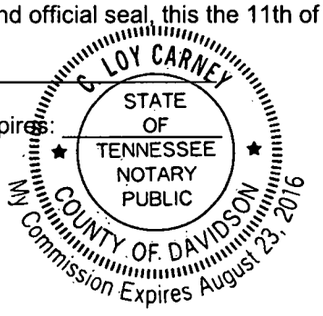
Elizabeth Lisa McCarter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH LISA MCCARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212