WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

X Jerry Richard Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

Deanie L. Gregory State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150106903 DEEDWARR
Recvd: 12/18/15 10:23 2 pgs
Fees:13.00 Taxes:353.35
20151218-0127305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason P. Gullo	Jason P. Gullo	13301033600
(NAME)	(NAME)	
218 Raymond Street	218 Raymond Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jerry Richard Hunter, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON P. GULLO, HEREINAFTER CALLED THE GRANTEE, HIS 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, TENNESSEE, being Lot No. 218 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Mary Frances Pope by Quitclaim Deed from William D. Jackson, which deed is dated December 31, 1992 and is recorded in Book 8833, Page 333, Register's Office for Davidson County, Tennessee The said Mary Frances Pope died testate on April 25, 2015. In the Last Will and Testament of Mary Frances Pope, Docket No. P2536, Chancery Court for Cheatham County, Tennessee, Probate Division, the above property was devised to Jerry Richard Hunter. Mattie D. Evans as Executrix and Betty Felts as Executrix of the Estate of Mary Frances Pope executed a Executor's Quitclaim Deed conveying above property to Jerry Richard Hunter, which deed is dated November 19, 2015 and recorded as Instrument No. 20151120-0117868, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SUNRISE HEIGHTS ADDITION OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE ABOVE NAMED GRANTOR.

unimproved ☐

This is improved ☑ property, known as 218 Raymond Street, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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, his 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 hand this 16th day of December, 2015.

Jerry Richard Hunter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry Richard Hunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115