WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107629 DEEDWARR
Recvd: 12/21/15 14:36 2 pgs
Fees:13.00 Taxes:961.63
20151221-0128127

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Angelo M. White	SunTrust Mortgage, Inc.	Parcel ID:
4144 W. Hamilton Rd.	901 Semmes Ave.	05815000300
Nashville, TN 37218	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary Hunter and wife, Sandra Hunter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Angelo M. White and wife, Maribeth J. Crutchfield
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:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Enchanted Hills, Section 2, of record in Book 3700, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary Hunter and wife, Sandra Hunter by deed from Edwina Hunter, Executrix of the Estate of Cora Hodo, of record in Instrument 20030612-0081661, dated June 4, 2003, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3934, Page 322, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 27, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4144 W. Hamilton Rd., Nashville, TN 37218

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 our hands this 17th day of December, 2015.

Gary Hunter

Sandra Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

