THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20150109200 DEEDWARR
Recvd: 12/28/15 14:46 2 pgs
Fees:13.00 Taxes:1036.00
20151228-0130167

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me as of the 18th day of December, 2015.

Notary Public

My Commission Expires: 06-19-2016

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE HARFORD COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Hailee M. Hunt-Hawkins and Erick K. Hunt-Hawkins 676 Brewer Drive Nashville, TN 37211-5313	SAME	147-14-0-130.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Meredith J. Wingfield and John C. Wingfield, wife and husband**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Hailee M. Hunt-Hawkins and Erick K. Hunt-Hawkins, husband and wife** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meredith S. Jenkins and John C. Wingfield, as joint tenants with right of survivorship, by Warranty Deed from Meredith R. Combs Reed, a married person of record in Instrument No. 20040920-0113186 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 20, 2004.

Being the same property conveyed to Meredith J. Wingfield and John C. Wingfield, wife and husband by Quitclaim deed from Meredith S. Jenkins and John C. Wingfield of record in Instrument No. 20120925-0087220 Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 25, 2012.

Being improved property known as 676 Brewer Drive Nashville, TN 372115313.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 71, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3811, Page 978 and amended in Book 3822, Page 75, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. The taxes for 2015 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 18th day of December, 2015.

Meredith J. Wingfield

John C. Wingfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Meredith J. Wingfield and John C. Wingfield, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 18th day of December, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016