BILL GARRETT, Davidson County
Trans: T20160000229 DEEDWARR
Recvd: 01/04/16 11:02 2 pgs
Fees: 13.00 Taxes: 451.40
20160104-0000238

WARRANTY DEED

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael C. Augustine and Courtney C. Augustine	Michael & Courtney Augustine	043 04 0 019.00
(NAME)	(NAME)	
109 Hiller Drive	109 Hiller Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	Nashville, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Two Thousand And No/100 Dollars ($122,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John W. Hunter**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael C. Augustine, unmarried and Courtney C. Augustine, unmarried, joint tenants with the right of survivorship**, 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. 22 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 70.41 feet on the southeasterly side of Hiller Drive and runs back 168.46 feet on the northeasterly line and 169.39 feet on the southwesterly line to a dead line on which it measures 69.09 feet.

Being the same property conveyed to Catron R. Hunter and wife, Edna G. Hunter by Warranty Deed from Randall Phillips and wife, Louise T. Phillips dated April 15, 1965 and recorded April 26, 1965 in Book 3884, Page 131, Register's Office for Davidson County, Tennessee. Catron R. Hunter, having since died leaving property vested solely in Edna G. Hunter. Being the same property conveyed to Edna G. Stinson by Quitclaim Deed from Ray Garnett Stinson, husband of Edna G. Stinson dated July 16, 1986 and recorded July 18, 1986 in Book 6291, Page 715, in said Register's Office. The said Edna G. Hunter having since died on November 25, 2011. Further, being the same property conveyed to John W. Hunter by Quitclaim Deed from Cherlyn McMurrian dated September 05, 2014 and recorded September 05, 2014 as Instrument No. 20140905-0081671, in said Register's Office. John W. Hunter, son of Edna G. Hunter and Cherlyn McMurrian, grandaughter of Edna G. Hunter, were the only heirs at law of Edna G. Hunter. The

said Cherlyn McMurrian conveyed all of her right, title and interest to John W. Hunter, leaving property vested solely in John W. Hunter.

Edna G. Stinson and Edna G. Hunter, being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 109 Hiller Drive, Nashville, TN 37138

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, has 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 21st day of December, 2015.

John W. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

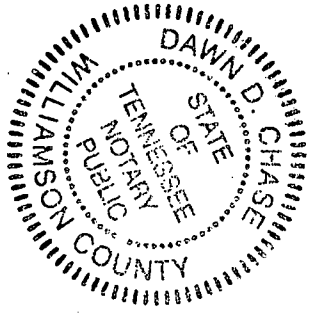
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, John W. Hunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public

My Commission Expires: 3/4/18

(SEAL)



File Number: FRN-155320SSO