WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Sternberg	new owner	61-02-0/46.00
(NAME)	(NAME)	
617 Joyce Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elizabeth Hunter and Thomas E Hunter Sr wife and husband ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Sternberg** an unmarried man, 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. 263 on the plan of Gra-Mar Acres, Section 8 as of record in Book 2331, page 110 Register's Office for Davidson county, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Hunter and husband Thomas E. Hunter, Sr. by deed from The Estate of Elizabeth Hale, August 4, 2008 and filed for record August 6, 2008 as Instrument No. 20080806-0081211 in the Register's Office for Davidson County, Tennessee.
Subject to any and all matters appearing on the Plan of record in Plat book 2331, page 110, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 617 Joyce Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160000954 DEEDWARR
Recvd: 01/06/16 08:28 2 pgs
Fees: 13.00 Taxes: 899.10

20160106-0001018

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 my/our hands this 4th day of January, 2016.

Elizabeth Hunter

Thomas E Hunter Sr

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth Hunter and Thomas E Hunter Sr, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201512013

STATE OF TENNESSEE NOTARY PUBLIC
JUDITH C. JACOBS
RUTHERFORD CO., TN