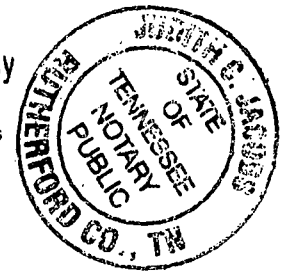
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001084 DEEDWARR
Recvd: 01/06/16 10:13 2 pgs
Fees:13.00 Taxes:899.10
20160106-0001174



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: 2-22-14

(AFFIX SEAL)

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
Thomas E. Hunter Elizabeth M. Hunter	Regions Bank dba Regions Mortgage	042-07-0/40.00
(NAME)	(NAME)	
711 N Graycroft Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, **Gregory Huddleston and wife, and Tammy R. Huddleston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Hunter and Elizabeth M. Hunter husband and wife,** 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:

Lot No. 42 in the Morning View Subdivision, Section Two, of record in Book 2133, page 99, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Huddleston and wife, Tammy R. Huddleston by deed from Federal National Mortgage association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated August 29, 2008 and filed for record September 16, 2008 as Instrument No. 20080916-0094750 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2133, page 99 Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Instrument No. 20150722-0071654 in the 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 711 N Graycroft Avenue, Madison, TN 37115
(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 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.

Gregory Huddleston

Tammy R. Huddleston

State of Tennessee
County of Davidson

Personally appeared before me Gregory Huddleston and Tammy R. Huddleston, 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. Jacks
My Commission Expires: 2-22-16

File No.: 201512014

