THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2016 Notary Public MY COMMISSION EXPIRES: 01/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160003086 DEEDWARR
Recvd: 01/13/16 08:23 2 pgs
Fees: 13.00 Taxes: 1628.00
20160113-0003419

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wes Gray	new owner	MAP
516 Hamilton Avenue		PARCEL 10507021000
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marshall B. Hunt, Jr. and Holland H. Hunt, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wes Gray, unmarried**

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 part of Lot No. 2 on the map of the Subdivision of the Mary E. Hamilton Estate, as of record in Minute Book 1, Page 97, County Court for said County, and being known as Lot No. 9 on the map of an unrecorded subdivision of said Lot No. 2 and described as follows:Being the same property conveyed to Marshall B. Hunt, Jr. and Holland H. Hunt, husband and wife by Warranty Deed dated 05/03/2011 from Michael W. Krabousanos, married of record in Instrument 201105130037008, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Hamilton Avenue, at the corner of Lots Nos. 9 and 10, being 250 feet more or less east of the easterly margin of Pillow Street; thence northerly with the line between said lots, 167.5 feet to the south margin of alley; thence with the margin of the same, easterly 50 feet to the corner of Lots 8 and 9; thence with the line between said lots, southerly 167.5 feet to the north margin of Hamilton Avenue; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Marshall B. Hunt, Jr. and Holland H. Hunt, husband and wife by Warranty Deed dated 05/03/2011 from Michael W. Krabousanos, married of record in Instrument 201105130037008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **516 Hamilton Avenue, Nashville, TN 37203.**

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 hand(s) this the 7th day of January, 2016.

Marshall B. Hunt, Jr.

Holland H. Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marshall B. Hunt, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of January, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holland H. Hunt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of January, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public