This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1007**

BILL GARRETT, Davidson County
Trans:T20160009009 DEEDWARR
Recvd: 02/02/16 12:37 2 pgs
Fees:13.00 Taxes:481.00
20160202-0010142

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/27/2016**, by and between **John David Hunt, married**, parties of the first part, and **Drew A Buti, unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Primrose Acres, of record in Plat Book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John David Hunt, married by Warranty Deed from Lloyd P. Painter dated 08/10/2015, of record in Instrument No. 20150814-0081572, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Lloyd P. Painter by deed from Julia K. Floyd, dated 03/18/2005, of record in Instrument No. 20050323-0031583, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **042 03 0 008.00**
☒ Improved **913 Woods Lake Dr, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John David Hunt by Louis Buti as attorney in fact
John David Hunt
By Louis Buti, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared Louis Buti with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for** John David Hunt and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of John David Huntas his free act and deed.

Witness my hand and Notarial Seal this 27th day of January, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Drew A Buti**

and Address: **913 Woods Lake Dr, Madison, TN 37115**

Mail tax bills to

Everett Financial, Inc. dba Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$130,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of January, 2016..

Krista Highers
Notary Public

My Commission Expires: 11/5/18

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON