PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

WARRANTY DEED

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (CM)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,750.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2016.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

G-CPC-16-100-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nilda R. Neyra and Mark Grange	Nilda R. Neyra	
(NAME) **100 Demoss Rd**	(NAME) 7028 N 23rd Way	**103-02-0-243-00**
(ADDRESS) **Nashville, TN 37209-3108**	(ADDRESS) Phoenix, AZ 85020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEWEY R. HUNT AND SPOUSE, MATHEW OWEN WALKER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NILDA R. NEYRA AND MARK GRANGE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Demoss Subdivision of record in Plat Book 9700, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dewey R. Hunt, unmarried by Warranty deed from Randall W. Cox, unmarried of record in Instrument No. 20020802-0092678 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 02, 2002 and re-recorded on August 12, 2002, of record in Instrument No. 20020812-0096727.

Dewey R. Hunt is also known as Duard R. Hunt.

Dewey R. Hunt having since married. Mathew Owen Walker joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 116, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **100 Demoss Rd , Nashville, Tennessee 37209-3108**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160014377 DEEDWARR
Recvd: 02/22/16 11:42 2 pgs
Fees:13.00 Taxes:1234.88

20160222-0016603

Witness my/our hand(s) this the 19th DAY OF FEBRUARY, 2016.

Dewey R. Hunt

Mathew Owen Walker

STATE OF Utah

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEWEY R. HUNT, 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 17th of February, 2016.

Notary Public
My Commission Expires: 4.1.2019
(SEAL)

NOTARY PUBLIC
JERI SUE STEWART
Commission No. 681981
Commission Expires
APRIL 1, 2019
STATE OF UTAH

STATE OF Utah

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATHEW OWEN WALKER, 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 17th of February, 2016.

Notary Public
My Commission Expires: 4.1.2019
(SEAL)

NOTARY PUBLIC
JERI SUE STEWART
Commission No. 681981
Commission Expires
APRIL 1, 2019
STATE OF UTAH

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212