THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16026640** BILL GARRETT, Davidson County Trans:T20160027414 DEEDWARR Recvd: 04/05/16 10:04 2 pgs Fees:13.00 Taxes:366.30 20160405-0032321	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $99,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jasmine C. Hunter Wesley Marecle 810 Bellevue Road Apt 175 Nashville TN 37221-2735	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0A-175.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary B. Hunter, Sr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jasmine C. Hunter, an unmarried woman and Wesley Marecle, an unmarried man, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 175 of Building No. 20, of Peppertree Creekside Meadows Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Pages 128 through 130, inclusive, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gary B. Hunter, Sr., married by Warranty deed from Amanda J. Wallace, unmarried of record in Instrument No. 20140722-0064787 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 22, 2014.

Sandra B. Hunter joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Gary B. Hunter, Sr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 128, 129, and 130, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045,

Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6874, Page 354 and in Book 7610, Page 973, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 810 Bellevue Road Apt 175 Nashville TN 37221-2735

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2016.

Gary B. Hunter, Sr.

Sandra B. Hunter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary B. Hunter, Sr. and Sandra B. Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY