AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160032344 DEEDWARR
Recvd: 04/20/16 09:52 2 pgs
Fees:13.00 Taxes:1344.95
20160420-0038168

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $363,500.00.

Affiant

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public
My commission expires: ~~10/18/16~~ 5-6-19

07-1602-86294

Address of New Owner:	Send Tax Bills to:	Tax Information:
Howard Hunt	Franklin American Mgt	186-04-0-A-361.00-CO
508 Wilcox Court	322 Columbia Avenue	
Nolensviille TN 37135	Franklin TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary G. Taylor now Mary G. Lucas, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Howard Hunt and Gail Hunt, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 361, on the Plan of Burkitt Place, Phase 2K, Section 2, "Cluster Lot Subdivision" (erroneously omitted in prior deed), of record in Instrument No. 20140609-0049811, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to NW Burkitt, LLC, a Delaware limited liability company by deed from Burkitt Place Development, LLC, a Tennessee limited liability company, dated December 29, 1011, recorded January 6, 2012, of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from NW Burkitt, LLC, a Delaware Limited Liability Company, dated August 12, 2014, recorded August 21, 2014, of record in Instrument No. 20140821-0076201, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary G. Taylor, unmarried by deed from Celebration Homes, LLC, a Tennessee limited liability company, dated August 27, 2015, recorded August 28, 2015, of record in Instrument No. 20150828-0087335, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent and the property is not the marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 508 Wilcox Court, Nolensviille, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of April, 2016.

Mary G. Lucas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary G. Lucas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of April, 2016.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON