BILL GARRETT, Davidson County
Trans:T20160034413 DEEDWARR
Recvd: 04/26/16 14:55 2 pgs
Fees:13.00 Taxes:732.23
20160426-0040715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2016.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ian Miller	FIRM BANK	148-14-0-019.00
3934 East Ridge Drive	50 FRANKLIN ST.	
Nashville, TN 37211-5558	CLARKSVILLE, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William S. Hunter and wife, Cinthia Hunter

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ian Miller, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Two, Locustwood of record in Plat Book 2331, Page 147, 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 William S. Hunter and wife, Cinthia Hunter by Warranty deed from Donald A. Trumphour and wife, Tracey B. Trumphour of record in Instrument No. 20001211-0121712 Register's Office for Davidson County, Tennessee, dated November 29, 2000 and recorded on December 11, 2000.

This is improved property known as **3934 East Ridge Drive, Nashville, TN 37211-5558.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2601, Page 453, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20011206-0134329, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of April, 2016.

William S. Hunter

Cinthia Hunter

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William S. Hunter and Cinthia Hunter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of April, 2016.

Notary Public
My Commission Expires: 4-25-2016
New commission expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

SolomonParks File No.