WARRANTY DEED

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walker G. Bloodworth	Walker G. Bloodworth	053-02-0 114.00
(NAME)	(NAME)	
2817 West End Ave. #126-256	2817 West End Ave. #126-256	Davidson County DEEDWARR Recvd: 05/05/16 10:40 3 pgs Fees:18.00 Taxes:52.17 **20160505-0044495**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret M. Hunt, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Walker G. Bloodworth**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1, on the Resubdivision (Partition) of Lot 278, Plan of Section C-1 & Part of Section C, Village of Old Hickory, Book 1424, Page 130 and Part of Lot 278A, Resubdivision of Parcel B, Section C-2, Village of Old Hickory, Book 1835, Page 53, as shown by the plat of record in Instrument No. 20101208-0097756, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Margaret M. Hunt, an unmarred woman by Quitclaim deed dated March 2, 2016 from GEMM Properties, LLC and recorded on March 2, 2016 in Instrument Number 201603020019871, Register's Office for Davidson County, Tennessee. Said property previously conveyed to GEMM Properties, LLC by Quitclaim deeds dated December 17, 2015 from Margaret M. Hunt, an unmarried woman of record in Instrument Nos. 201512210128021 & 201512210128023, Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Margaret M. Hunt, an unmarried woman by Warranty Deed dated 11/30/2009 from Thomas P. Tune and Tammy R. Tune, husband and wife of record in Instrument No. 20091202-0110224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Instrument No. 20101208-0097756; Easements set forth in Deeds of record in Book 1882, Page 432 and Book 1976, Page 272, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 1325 Merritt Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 3rd day of May, 2016.

Margaret M. Hunt

Margaret M. Hunt

State of Tennessee
County of Wilson

Personally appeared before me Margaret M. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2016.

Tracey Trumpbour

Notary Public _____
My Commission Expires: 6.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

