BILL GARRETT, Davidson County
Trans:T20160062685 DEEDWARR
Recvd: 07/21/16 09:40 2 pgs
Fees:13.00 Taxes:555.00
20160721-0075035

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chris Hurt
514 W Tigrett St
Halls, TN 38040

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 119
GROUP 0 60
PARCEL 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Consulting Corporation, a Tennessee Corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Hurt Properties, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Map of Sterling Heights, Section Four, as of record in Plat Book 1835, Page 9, Register's Office for said County, described as follows:

Being at a point in the south margin of Lutie Street at the corner of Lot Nos. 131 and 132; thence with the line between said lots, southerly 160 feet to a point; thence easterly 80 feet to the westerly margin of Rascoe Road; thence with the margin of the same, northerly 139.8 feet to the beginning of a curve; thence around said curve, northwesterly 31.64 feet to the south margin of Lutie Street; thence with the margin of the same, westerly 59.9 feet to the beginning.

Being the same property conveyed to American Consulting Corporation by deed from Christopher B. Corbett and Jessica L. Blankenship, dated May 9, 2016, of record in Instrument No 20160523-0051193, Register's Office for said County.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 59 Lutie Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hurt Properties, LLC, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 15th day of July, 2016.

American Consulting Corporation

By: Dale Hire, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Secretary** of American Consulting Corporation, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 15th day of July, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019