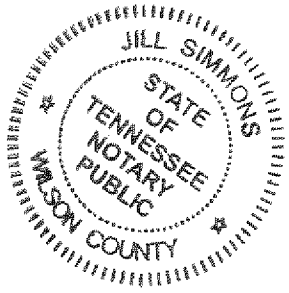
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Barbara R. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(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
Constantino Lumbruno	Farmington Mortgage, A Division of Capstar Bank	052-01-0C-013 00-Co
(NAME)	(NAME)	
356 British Woods Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/09/16 15:43 3 pgs
Fees:18.00 Taxes:566.10
20160809-0082969

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, we, **Barbara R. Hunter**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Constantino Lumbruno, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 13 on the Plan of Neely's Chase, of record in Plat Book 6900, Page 953 and Revised in Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barbara R. Hunter, an unmarried person by Warranty Deed from Neely's Chase Partners, dated 04/29/1991, recorded 05/06/1991 of record in Book 8345, Page 864, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 953 and Revised in Book 7900, Page 196, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded of record in Book 7910, Page 836, Supplement and Amendment to the Declaration of record in Book 8123, Page 994; (3) Charter contained in Warranty Deed of record in Book 8123, Page 997, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Charter of record in Book 7910, Page 829, in the Register's Office for Davidson County, Tennessee; and (5) Deed of Dedication of record in Book 8231, Page 375, 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 811 Neelys Chase Drive, Madison, TN 37115
(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), 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), 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 5th day of August, 2016.

Barbara R. Hunter

Barbara R. Hunter

State of Tennessee
County of Wilson

Personally appeared before me Barbara R. Hunter, 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 5th day of August, 2016.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)

