THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088804** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. VAnderson Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Janderson Notary Public My Commission Expires: ___

BILL GARRETT, Davidson County
Trans:T20160082221 DEEDWARR
Recvd: 09/20/16 08:52 2 pgs
Fees:13.00 Taxes:1480.00
20160920-0098642

WARRANTY DEED

Address New Owner: Rebecca Owen and Parkes Owen 1409 HAMPSHIRE PL Nashville TN 37221-3624	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142160A08500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William W. Hunt, III and Nikki S. Hunt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Owen and Parkes Owen, wife and husband**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 85 on the Plan of Devon Park, Phase 2, of record in Plat Book 6250 at Page 432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William W. Hunt, III and wife, Nikki S. Hunt by Warranty Deed from S. R. Blanton Construction, Inc., recorded on the 5th day of December, 1986 in Deed Book 7060, Page 477, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON PARK, PHASE 2, as recorded in Plat Book 6250, Page(s) 432.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6176, Page 7, Book 6541, Page 542 and Book 6967, Page 156.

Terms and provisions of by-laws recorded in Book 8276, Page 53.

Charter of Homeowners Association recorded in Book 7372, Page 862.

Stormwater Detention Agreement recorded in Book 6145, Page 252.

This is improved property located at 1409 HAMPSHIRE PL Nashville TN 37221-3624

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2016.

William W. Hunt, III

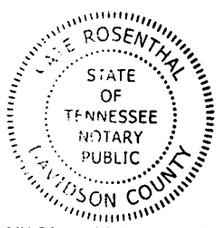
Nikki S. Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William W. Hunt, III and Nikki S. Hunt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2016.

Notary Public



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018