RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167906

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084727 DEEDWARR
Recvd: 09/27/16 09:56 2 pgs
Fees:13.00 Taxes:1507.75
20160927-0101666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2016.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Dunlap and Tonya Dunlap 372 Willow Bough Lane, Old Hickory, TN 37138	Same address as new owner	054 15 0 002.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seven Thousand Five Hundred and 00/100 Dollars ($407,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM MASON HUNTER III AND SARA LYNN HUNTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CARTER DUNLAP AND TONYA DUNLAP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 285 on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, page 70, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Mason Hunter, III et ux Sara Lynn Hunter, by Warranty Deed from James Phillip Breen and Mary Josephine Breen, his wife, dated 10/8/1986, recorded 3/30/1987, of record in Book 7184, page 171, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 372 Willow Bough Lane, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of September, 2016.

WILLIAM MASON HUNTER III

SARA LYNN HUNTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William Mason Hunter III and Sara Lynn Hunter, husband and wife, 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.

WITNESS my hand and seal, this the 8th day of September, 2016.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 7-8-19

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
248-B Jackson Meadows Dr
Hermitage, TN 37076