BILL GARRETT, Davidson County
Trans: T20160092630 DEEDWARR
Recvd: 10/20/16 09:53 2 pgs
Fees: 13.00 Taxes: 471.75
20161020-0110844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 19TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. C. Hunt, married	J. C. Hunt (NAME)	
2601 Hillsboro Pike, Q3 (ADDRESS)	2601 Hillsboro Pike, Q3 (ADDRESS)	117-03-0B-233.00-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shannon B. Silva and husband, Shaun Silva, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J. C. Hunt, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. Q-3, PARCEL 233 OF THE VILLAGER CONDOMINIUMS, AS OF RECORD IN BOOK 5200, PAGE 154, REVISED IN BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VICTOR HAZELWOOD, TRUSTEE BY QUITCLAIM DEED FROM SHANNON LEIGH BROWN AND THOMAS BROWN AND SUSAN BROWN, OF RECORD IN INSTRUMENT NO. 20030307-0030631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 19, 2002 AND RECORDED ON MARCH 07, 2003 AND WITHIN THE SAME DEED THE SAID VICTOR HAZELWOOD, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO SHANNON B. SILVA AND HUSBAND SHAUN SILVA.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike Q3 , Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand(s) this 19th day of October, 2016.

WARRANTY DEED
(Continued)

Shannon B. Silva

Shaun Silva

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon B. Silva and husband, Shaun Silva, the herein bargainor(s), 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 official seal, this the 19th day of October, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072