RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161000556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. Hunsberger, Sr.	**First Community Mortgage, Inc.**	**096-11-0-058.00**
3224 Cloverwood Drive	**275 Robert Rose Drive, Suite 101**	
Nashville, TN 37214	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peter A. Wahlers and Abigail L. Wahlers, husband and wife, and Karen L. Wahlers, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward P. Hunsberger, Sr., Single Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hickory Bend Subdivision, Section 1, of record in Book 3300, Page 38, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Peter A. Wahlers and Abigail L. Wahlers, husband and wife, and Karen L. Wahlers, as tenants in common with right of survivorship, by Warranty Deed from Jayne Strain Robbins, dated 10/31/12 and recorded 11/2/12 in Instrument No. 20121102-0101021, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3224 Cloverwood Drive, Nashville, TN 37214**
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.

BILL GARRETT, Davidson County
Trans: T20160100254 DEEDWARR
Recvd: 11/14/16 13:59 2 pgs
Fees: 13.00 Taxes: 682.65
20161114-0119785

Witness our hands this 10th day of November, 2016.

Peter A. Wahlers

Abigail L. Wahlers

Karen L. Wahlers by Peter A. Wahlers,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter A. Wahlers and Abigail L. Wahlers, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of November, 2016, before me personally appeared Peter A. Wahlers to me known to be the person who executed the foregoing instrument in behalf of Karen L. Wahlers, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Karen A. Wahlers.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of November, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018