WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101343 DEEDWARR
Recvd: 11/16/16 13:43 2 pgs
Fees:13.00 Taxes:876.90
20161116-0120943

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — KELLY D. MONTGOMERY — DAVIDSON COUNTY, TENN — My Commission Expires November 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Young, II and Michele W. Young	SAME	
(NAME) 729 General George Patton Road	(NAME)	142-9-F 729 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **WILLIAM G. HUNNICUTT, EXECUTOR OF THE ESTATE OF CYNTHIA E. HUNNICUTT A/K/A ELAINE G. HUNNICUTT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. YOUNG, II AND MICHELE W. YOUNG, HUSBAND AND WIFE,** 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 Unit No. 729, together with the carport designated No. 729-C on the Plan of River Plantation Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee as shown on the Plan of River Plantation Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Page 397, as corrected in Book 8123, Page 690, and amended in Book 6900, Pages 514-517, and further amended in Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee, and established by a Master Deed of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification of said Unit.

Being the same property conveyed to Robert J. Hunnicutt and Cynthia E. Hunnicutt, husband and wife, by Warranty Deed from Trevor K. England, Executor of the Estate of Midred O. Clark, dated April 24, 2015, of record in Instrument No. 20150427-0037366, said Register's Office. Robert J. Hunnicutt has since died, vesting property solely in Cynthia E. Hunnicutt as the surviving tenant by the entirety. On September 18, 2016, William G. Hunnicutt, as attorney in fact for Elaine G. Hunnicutt, executed a contract to sell the subject property thereby conveying equitable title to the Grantee prior to her death on October 12, 2016. Cynthia E. Hunnicutt died testate, vesting her interest in the property in The Estate of Cynthia E. Hunnicutt. William G. Hunnicutt was appointed Executor of her estate by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 16P-1782 in order that legal title could be conveyed to Grantee pursuant to said contract. Cynthia E. Hunnicutt was also known as Elaine G. Hunnicutt.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Book 6900, Page 397, as corrected in Book 8123, Page 690, and amended in Book 6900, Pages 514-517, and further amended in Book 6900, Pages 654-657, said Register's Office; and Master Deed and Bylaws of record in Book 7417, Page 396 and Book 7389, Page 924, said Register's Office.

unimproved
This is improved x property, known as 729 General George Patton Road, Nashville, TN 37221
(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 hand this 14th day of November, 2016

ESTATE OF CYNTHIA E. HUNNICUTT

BY: William Goodman Hunnicutt, EXECUTOR

WILLIAM GOODMAN HUNNICUTT, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, William Goodman Hunnicutt with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is Executor of the Estate of Cynthia E. Hunnicutt, and who further acknowledged that he is authorized by said Estate to execute the within instrument as executor.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019