WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108280 DEEDWARR
Recvd: 12/09/16 08:32 2 pgs
Fees:13.00 Taxes:1165.50
20161209-0129255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of December, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sheryl Hungerford	New Owner	160 15 0A 037.00
(NAME)	(NAME)	
108 Hearthstone Minor Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffrey S. Looney, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheryl Hungerford, a single woman**, 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. 37, Building No. 9, Phase III on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, Page 493, Register's Office for said County, to which said plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Jeffrey S. Looney by Warranty Deed from Lucille P. Harris dated September 9, 2005 and recorded September 21, 2005 as Instrument No. 20050921-0113694, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Hearthstone Minor Circle, Brentwood, TN 37027

File Number: GRN-167300SSO

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, has 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 our hands this 1 day of December, 2016

Jeffrey S. Looney

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffrey S. Looney, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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