THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119998** BILL GARRETT, Davidson County Trans:T20160111548 DEEDWARR Recvd: 12/19/16 14:52 2 pgs Fees:13.00 Taxes:2090.50 20161219-0133187	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jerome P. Tift and Carol P. Tift 1644 Bass Rd #711 Macon, GA 31210-6514	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-14-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Hunt and Cameron Hunt, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerome P. Tift and Carol P. Tift, husband and wife**, ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "B", on the Horizontal Property Regime for 1606 Holly Street Townhomes, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160329-0029664, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to AMY HUNT and CAMERON HUNT, wife and husband, by deed from TRUSTEE OF LOCKELAND BAPTIST CHURCH, of record in Instrument No. 20160301-0019333, dated February 29, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for PART OF Map-Par. 083-14-0-029.00. (Note: Map-Par for 2017 will be 083-14-0I-002.00-CO)

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Restrictive Covenants contained in instrument of record in Instrument No. 20160330-0030170, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160329-0029664, said Register's Office.

This is improved property located at 1606 B Holly Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2016.

Amy Hunt by Cameron Hunt, her Attorney in Fact

Amy Hunt by Cameron Hunt, her Attorney in-Fact Cameron Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Hunt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Amy Hunt, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018