(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015073 DEEDWARR
Recvd: 02/21/17 10:58 2 pgs
Fees:13.00 Taxes:1061.90
20170221-0017147

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George M. Hunt III	First Choice Lending Services LLC	173080A04400CO
(NAME)	(NAME)	
1113 Streamdale Pointe E	9821 Cogdill Rd, Ste. 2	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Erik V. Wolle and Mysti L. Grant**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George M. Hunt III**, hereinafter called the GRANTEE(S), his heirs and/or 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. 51, on the Final Plat of Section One, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 200302050016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erik V. Wolle and Mysti L. Grant, husband and wife, by Deed from Ferenc Andi and wife, Luz C. Andi, dated March 25, 2016, and recorded in Instrument No. 201603280028614, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200302050016206; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212120153693; (3) Stormwater Detention Agreement Easement of record in Instrument 200105030045314 and Instrument 200206270077608; (4) Charter of the Homeowner's Association of record in Instrument 200212120153692 and Instrument 200708070093758; (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 200402240020945, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1113 Streamdale Pointe E, Antioch, TN 37013
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 21st day of February, 2017.

Erik V. Wolle

Mysti L. Grant by Erik V. Wolle, Atty-in-Fact

Mysti L. Grant, by Erik V. Wolle as 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 Erik V. Wolle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of February, 2017.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

State of Tennessee
County of Davidson

On this 15th day of February, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Erik V. Wolle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mysti L. Grant, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170221-0017146, Register's Office of Davidson County, Tennessee.

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019