WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170018452 DEEDWARR
Recvd: 03/03/17 09:36 2 pgs
Fees: 13.00 Taxes: 1216.93

20170303-0021145

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

File# 11805 Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Hunter Amanda Hunter	Regions Bank	08314033900
(NAME)	(NAME)	
1904 Boscobel Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richell Wright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryan Hunter and Amanda Hunter,** 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:

Being Lot No. 142 in the Edgefield Land Company's First Subdivision as of record in Plan Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 50.0 feet on the south side of Boscobel Street (formerly Rothschild Avenue) and runs back between parallel lines 150.0 feet to an alley in the rear.

Being the same property conveyed to Richell Wright, by deed of record in Instrument NO.20030919-0138833 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Richell Wright by Francine Kline-Clark as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170303-0021144, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1904 Boscobel Street, Nashville, TN 37206
(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/our hands this 1st day of March, 2017.

Richell Wright

Richell Wright

By Francine Kline-Clark

Her attorney-In Fact

State of Tennessee
County of Davidson

On this the 1st day of March, 2017, before me personally appeared Francine Kline-Clark, the person who executed the foregoing instrument on behalf of Richell Wright and acknowledged that he/she executed the same as the free act and deed of the said Richell Wright, through Power of Attorney granted her/him by the said Richell Wright.

WITNESS my hand and seal this 1st day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 11805

