WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020303 DEEDWARR
Recvd: 03/09/17 09:45 2 pgs
Fees:13.00 Taxes:1834.83
20170309-0023310

MST 2017-0213

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$499,900.00~~ $495,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA ELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan P. Hunt	new owner	115-14-0-016.00
(NAME)	(NAME)	
6512 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **Philip Martindale (aka Phillip Martindale) and Jill Martindale (aka Emily J. Martindale) husband and wife,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan P. Hunt and Kayla F. Hunt, 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 Lot No. 727 on the Plan of West Meade Farms Inc. Section VII of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Martindale and wife Jill Martindale by Warranty deed from Edward B. Speaker, Jr. and wife Donna Speaker of record in Instrument No. 20070914-0110544 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 14, 2007.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 13, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2340, Page 513, amended in Book 2341, Page 221, in the Register's Office for Davidson County, Tennessee.

This property, known as 6512 Jocelyn Hollow Road, Nashville, TN 37205
(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 hand(s) this 6th DAY OF March, 2017.

Philip Martindale

Jill Martindale

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Martindale and Jill Martindale, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY