BILL GARRETT, Davidson County
Trans:T20170047306 DEEDWARR
Recvd: 06/05/17 09:33 2 pgs
Fees:13.00 Taxes:573.50

20170605-0055612

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Logue Hunt	Larry Logue Hunt	Parcel ID:
51 Jones Circle	51 Jones Circle	see below
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN 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

Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 113

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry Logue Hunt and wife, Cynthia Marie Hunt
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:

Tract No. 1, Parcel 04411003400:
Being Lot No. 136 on the Plan of Section A-1 and part of Section A, Village of Old Hickory, as of record in Book 1424, Page 101, Register's Office for said County, being also shown on the Plan of Section A, Village of Old Hickory, as of record in B Book 1424, Page 68, Register's Office for said County.

Said Lot No. 136 fronts 69.2 feet on the Northerly side of Buffalo Street and runs back 202.8 feet on the Easterly line and 205.5 feet on the Westerly line, to the Northerly line of said lot, measuring 10 feet thereon.

Tract No. 2, Parcel 04407000500:
Being Lot No. 136-A on the Plan of Section A-1, and Part of Section A, Village of Old Hickory, as of record in Book 1424, Page 101, Register's Office for said County, and described as follows:

Beginning at a point in the Northwest corner of Lot No. 136 above described and running thence North 0 degrees 54 minutes West 597.4 feet to a point; thence South 71 degrees 37 minutes East 104.6 feet to a point; thence with the line between said lots, South 33 degrees 40 minutes West 512.6 feet to a point; the Northeast corner of Lot No. 136 above described; thence with the line of same Westwardly 10 feet to the point of beginning.

BEING the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 113 by Quitclaim Deed from Ricky L. McClintock and Laurel N. McClintock, of record in Instrument 20160516-0048548, dated May 13, 2016, Register's Office for said County.

Tract No. 3, part of Parcel 04411003300:
Land in Davidson County, Tennessee, being Lot No. 137-A, on the Plan of Section A-1 and Part of Section A, Village of Old Hickory, erroneously referred to as E.I. Dupont de Nemours and Company's Subdivision on previous deeds, of record in Book 1424, Page 101, Register's Office for aid County, to which reference is hereby made for a more complete description.

Included in the above description, but excluded from the conveyance is the following:

A tract of land situated on the left descending bank of the Cumberland River, in River Vista Subdivision, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the line of the lands now or formerly of Orville R. and Hattie B. Halliburton, said point being North 7.1 degrees 37 minutes West 99.6 feet, North 67 degrees 42 minutes West 188.9 feet and North 52 degrees 11 minutes West 40 feet from the most westerly corner of Lot No. 20 in River Vista Subdivision; thence, from the point of beginning and severing the lands of the subject owner, North 69 degrees 55 minutes West 87 feet to a point in the line of the lands now or formerly of L. L. and Lucille Barrett; thence, along said Barrett line, North 22 degrees 00 minutes West 58 feet to a corner common to the lands of said Barrett and the lands of Orville R. and Hattie B. Halliburton; thence, along said Halliburton line, South 52 degrees 11 minutes East 134 feet to the point of beginning.

BEING the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 113 by Quitclaim Deed from Old Hickory Property, LLC, a Tennessee Limiteid Liability Company, Series 115, of record in Instrument 20170605-0055611 Register's Office

for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1711, Page 298 and Book 1938, Page 40, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved (X) property, known as 113 Buffalo Street and Lot 136A & 137A,, Old Hickory, TN 37138

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 hand this 2nd day of June, 2017.

Old Hickory Property, LLC

BY: _____

Ricky L. McClintock
Manager/Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of the Old Hickory Property, LLC the within named bargainer, and that he/she as such Manager/Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Ricky L. McClintock as such Manager/Member.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2017.

My Commission Expires: 7-2-18

_____
Notary Public

