BILL GARRETT, Davidson County
Trans:T20170057338 DEEDWARR
Recvd: 07/05/17 15:23 2 pgs
Fees:13.00 Taxes:876.90
20170705-0067589

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $237,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sustainable Community Development, LLC	NEW OWNER	
1610 Sumner Avenue		083-06-0-068.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BLANCHE V. HUNTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSTAINABLE COMMUNITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18 on the Plan showing Subdivision of Lots No. 8, 9, and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of Block "C" in the Subdivision of Weakly Home Place, of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50.0 feet on the southerly side of Sumner Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Ruby Mae Hunter and Blanche Hunter by deed from Lula Hunter of record in Book 3159, Page 129, Register's Office for Davidson County, Tennessee, dated November 10, 1960 and recorded in November 10, 1960.

Being the same property conveyed to Larry D. Craig Trustee by Quitclaim Deed from Ruby Mae Hunter and Blanche Hunter of record in Instrument No. 20050422-0044897, Register's Office for Davidson County, Tennessee, dated April 21, 2005 and recorded on April 22, 2005 and within the same deed the said Larry D. Craig, Trustee conveyed his interest in the subject property to Ruby Mae Hunter and Blanche V. Hunter, as joint tenants with rights of survivorship and not as tenants in common. The said Ruby Mae Hunter died January 20, 2017, leaving the subject property vested solely in Blanche V. Hunter.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1612 Sumner Avenue, Nashville, TN 37206.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2017.

Blanche V. Hunter

Blanche V. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Blanche V. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public