**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 170612265**

BILL GARRETT, Davidson County
Trans:T20170061391 DEEDWARR
Recvd: 07/18/17 14:26 2 pgs
Fees:13.00 Taxes:355.20
20170718-0072360

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $96,000.00.

Van G. Hunt
Affiant

Subscribed and sworn to before me, this 11th day of July, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Van G. Hunt<br>1518 SPENCE CIRCLE<br>Nashville ,TN 37210-3611 | New Owner | Tax Parcel ID No.<br>094-16-005.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel L. Hunt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Van G. Hunt, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 27 on The Map of Spence Circle Subdivision, as shown by Plat of record in Plat Book 1424, Page 62, of The Register's Office of Davidson County, Tennessee, in which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel L. Hunt by Warranty Deed from Lucas Green and wife, Sarah Green f/k/a Sarah Mohr, recorded on the 2nd day of July, 2010 in Instrument No. 20100702-0052083, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPENCE CIRCLE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 62.

This is improved property located at 1518 SPENCE CIRCLE Nashville, TN 37210-3611.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of July, 2017.

Samuel L. Hunt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel L. Hunt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

Notary Public

My Commission Expires:

