THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612239** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 14th day of July, 2017. Notary Public My Commission Expires: ___

BILL GARRETT, Davidson County
Trans:T20170065928 DEEDWARR
Recvd: 08/01/17 12:29 2 pgs
Fees:13.00 Taxes:1998.00
20170801-0077994

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Curtis J. Navatta and Amanda C. Smith 5342 GREEN VALLEY CT Nashville TN 37220-2116	New Owner	Tax Parcel ID No. 160-05-0-019.00

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, **Raymond L. Hunter and Norma Watson Hunter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis J. Navatta and Amanda C. Smith, tenants in common**("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. 104 on the Plan of Oak Hill Estates, Section II, as of record in Book 4460, Page 37, Register's Office for said County.

Said Lot No. 104 fronts 217.90 feet on the Northwesterly margin of Green Valley Court and extends Northwesterly on the Easterly side a distance of 405.56 feet and on the Westerly side a distance of 506.90 feet to the rear line on which it measures 170.00 feet.

Being the same property conveyed to Raymond L. Hunter and Wife, Norma Watson Hunter by Warranty Deed from R. R. Harris, Jr., Trustee, recorded on the 23rd day of February, 1972 in Deed Book 4578, Page 421, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES, SECTION II, as recorded in Plat Book 4460, Page(s) 37.

Covenants, Conditions and Restrictions as set forth in Easements and Restrictions recorded in Book 4537, Page 496.

This is improved property located at 5342 GREEN VALLEY CT Nashville TN 37220-2116

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 14th day of July, 2017.

Raymond L. Hunter by Kristi Dawn Hinton Attorney in Fact
Raymond L. Hunter
By: Kristi Dawn Hinton, His Attorney in Fact

Norma Watson Hunter by Kristi Dawn Hinton Attorney in Fact
Norma Watson Hunter
By: Kristi Dawn Hinton, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristi Dawn Hinton with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Raymond L. Hunter and Norma Watson Hunter, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of July 2017.

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018