Prepared by:
Record and Return to:
Mail Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176834

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Bill Garrett Davidson County
Batch# 690 **DEEDWARR**
09/14/2017 08:48:46 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20170914-0093804

Subscribed and sworn to before me, this the 1st day of September, 2017.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tracey L. Hunt 3049 Harpeth Springs Drive Nashville, TN 37221	New Owner	141-06-0D-024.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert Barry Gearon, Jr. and Ann Isabelle Bolger now known as Ann Isabelle Gearon, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tracey L. Hunt**, **unmarried,** 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 Unit No. 24 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 200302130019999, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Robert Barry Gearon, Jr. and Ann Isabelle Bolger, tenants in common with rights of survivorship by Warranty Deed from Omar Orr, nka William Ira Allman and wife, Samanta Orr, nka Samanta Benante Allman, recorded on the 2nd day of June, 2008 in Instrument No. 20080602-0055816, in the Register's Office of Davidson County, Tennessee.

Robert Barry Gearon, Jr. and Ann Isabelle Bolger were married on June 7, 2008.

Ann Isabelle Bolger is now known as Ann Isabelle Gearon. Ann Isabelle Bolger and Ann Isabelle Bolger are one in the same person.

This is ☒ Improved OR ☐ Unimproved property located at: 3049 Harpeth Springs Drive, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of September, 2017.

Robert Barry Gearon, Jr.

Ann Isabelle Bolger now known as Ann Isabelle Gearon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Barry Gearon, Jr. and Ann Isabelle Bolger now known as Ann Isabelle Gearon**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2017.

Notary Public
My Commission expires: 4-28-19