Bill Garrett Davidson County
Batch# 19997 DEEDWARR
11/01/2017 10:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,241.56
20171101-0111868

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,555.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2017.

Notary Public
My Commission Expires: 7-24-2021

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph R. Gerant Kimberly A. Gerant 512 Autumnwood Court Nashville, TN 37221	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	155080C02900CO

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, **Kyle E. Hunt and Lindsey Hunt, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph R. Gerant and Kimberly A. Gerant, husband and wife**, 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 Lot No. 29 on the Plan of Poplar Creek Estates, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 339 thru 347, and Amendment and Change of Survey Monumentation of record in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kyle E. Hunt and Lindsey Hunt, husband and wife by Warranty Deed from Bryan James Billips, a single man, recorded on the 7th day of April, 2014 in Instrument No. 20140407-0028642, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 512 Autumnwood Court, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2018, a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 30th day of October, 2017.

Kyle E. Hunt

Lindsey Hunt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kyle E. Hunt and Lindsey Hunt**, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2017.

Notary Public
My Commission expires: 4-28-19

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019