Bill Garrett Davidson County
Batch# 23356 DEEDWARR
11/07/2017 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $714.10
20171107-0114760

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2017.

Notary Public

My commission expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Hunter **Katie Hunter**	**THE MORTGAGE FIRM, INC.**	**09709002700**
3408 Oak Cliff Drive	**921 Dougals Ave #200**	
Nashville, TN 37214	**Altamonte Springs, FL 32714**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anthony Caduff and Michele Caduff, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Hunter and Katie L. Hunter, 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. 35 on the Plan of Hickory Bend, Section 7, as of record in Plat Book 3600, page 29, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 35 fronts 62.5 feet on the curving Northeasterly margin of Oak Cliff Drive and runs back 94.93 feet along the Southeasterly side and 165 feet along the Northwesterly side of a line at the rear measuring 102.97 feet thereon.

Being the same property conveyed to Anthony Caduff and Michele Caduff, husband and wife, by Special Warranty Deed from LNV Corporation, dated May 14, 2014, of record in Instrument No. 20140522-0044183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered June 12, 2014, in Docket No. 14-GC7225, General Se

ni Capital Group, LLC,

against Yolanda Griffin and Michael Hunter, in the amount of $17,037.98, of record in Instrument No. 20140911-0083417, Register's Office for Davidson County, Tennessee.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered June 19, 2017, in Docket No. 17GC10273, General Sessions Court, Davidson County, Tennessee, in favor of US Community Credit Union, against Michael P. Hunter, in the amount of $4,052.17, of record in Instrument No. 20170717-0071744, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Plat Book 3600, page 29, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3408 Oak Cliff Drive, Nashville, TN 37214.

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

Witness my/our hand(s) this 2nd day of November, 2017.

Anthony Caduff

Michele Caduff

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony Caduff and Michele Caduff, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2017.

J. ANDREW WILEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

True Copy Certification

I, **KRISTEN TRAINI**, 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 Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19
Notary's Seal (if on paper)

