Bill Garrett Davidson County
Batch# 28201 DEEDWARR
11/20/2017 01:30:07 PM 2 pgs
Fees: $13.00 Taxes: $832.87
20171120-0118956

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17588

Send Tax Bills To:
Movement Mortgage
8024 Calvin Hall Rd.
Indian Land, SC 29707

New Owner is:
Knight-Hafford Revocable Living Trust
909 Oak Vale
Hermitage, TN 37076

MAP: 075-01-0
PARCEL: 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charlayne Gunter and husband, William Gunter**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bruce T. Hafford and Patricia L. Knight, as Co-Trustees of the Knight-Hafford Revocable Living Trust dated March 23, 2017, without the joinder of the beneficiary**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 909 Oak Vale, Hermitage, TN 37076

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 113, and revised in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charlayne Gunter and William Gunter, wife and husband, by Warranty Deed from Arup Bandyopadhyay and wife, Nandita Bandyopadhyay, dated 4/20/17 and recorded 4/27/17 in Instrument Number 20170427-0041306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of November, 2017.

GRANTOR:

Charlayne Gunter

William Gunter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charlayne Gunter and William Gunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of November, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $225,100.00.

Affiant

SWORN TO and subscribed before me this 17th day of November, 2017.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY