Bill Garrett Davidson County
Batch# 44803 DEEDWARR
01/05/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $288.69
20180105-0001742

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
LYNDTH HUNTER P. O. Box 681102 Fort Payne, AL 35968	SAME	086110B02500

STATE OF ALABAMA)
COUNTY OF DeKalb)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Eight Thousand and No/100 Dollars ($78,024.11).

Lyndth Hunter
LYNDTH HUNTER

SUBSCRIBED AND SWORN to before me, Lyndth Hunter, by LYNDTH HUNTER this 2 day of January, 2017/18.

LaSonda Chandler Bradley
Notary Public
My Commission Expires: My Commission Expires 8/5/19

WHEREAS, LYNDTH HUNTER is the owner and holder of a certain promissory note dated September 4, 2014 from ASHEFORD CREEK, LLC, a Tennessee limited liability company ("GRANTOR"), in the total original principal amount of Eighty-Three Thousand, and No/100 dollars ($83,000.00) which is secured by a deed of trust of record in instrument number 20140912-0083628, Register's Office for Davidson County, Tennessee, and which note is currently in default;

WHEREAS, GRANTOR and DARREN DIXIE, individually and as the sole member of GRANTOR, have agreed to make, and LYNDTH HUNTER GRANTEE has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by LYNDTH HUNTER, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR and

DARREN DIXIE, individually and as sole member of GRANTOR, have this day quitclaimed and do hereby transfer and convey unto LYNDTH HUNTER, ("GRANTEE"), her heirs and assigns, all right, title and interest in a certain tract of land in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, her heirs and assigns forever. GRANTOR and DARREN DIXIE, individually and as sole member of GRANTOR, covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters listed on Exhibit A.

GRANTOR and DARREN DIXIE, individually and as sole member of GRANTOR, further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 20th day of December, 2017.

ASHEFORD CREEK, LLC

By: _____ ES Manager
DARREN DIXIE, sole member

_____
DARREN DIXIE

STATE OF ALABAMA)
COUNTY OF Limestone)

Personally appeared before me, DARREN DIXIE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument individually and in his capacity as the sole member of Asheford Creek, LLC for the purposes herein contained.

Witness my hand and seal, this 20th day of December, 2017.

_____
Notary Public
My Commission Expires: 6/13/21

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2, Building 11, Apt. 11-2, on the Plan of Raintree Village (a condominium) as shown on the revised Plat of Hermitage Woods Condominium Apartments Phase II and II-A, of record in Plat Book 4860, pages 62-64, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

SUBJECT TO Easements, building setback lines and certain restrictions as shown on the Plat of Unit No. 2, Building 11, Apt. 11-2 of the Plan on Raintree Village (a condominium) as shown on the revised plat of Hermitage Woods Condominium Apartments Phase II and II A, of record in Plat Book 4860, Pages 62-64, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Restrictions and Covenants Agreement as shown in Book 4743, page 258 and revised in Book 4753, page 110, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants, conditions, or restrictions of record in the Register's Office of Davidson County, Tennessee that would violate Title 42 USC 3604.

SUBJECT TO Conversion of Raintree Village Homeowners Association, Inc. to Raintree Village Townhomes of record in instrument number 20161207-0128737, R.O.D.C.

Being the same property conveyed to Asheford Creek, LLC, a Tennessee limited liability company, by deed of record in instrument number 20140912-0083627, R.O.D.C.