# WARRANTY DEED

File #17385

Bill Garrett Davidson County
Batch# 53460 DEEDWARR
01/31/2018 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,242.46
20180131-0009860

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-7-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cara Berkeley | ← Same | -146-08-0-142.00 |
| (NAME) | (NAME) | |
| 4904 Maywood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville,, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **Joe N. Hunt, Jr., a married man and William P. Hunt, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara Berkeley, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 384 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee.

Lot No. 384 fronts 102 feet on the Easterly side of Maywood Drive and runs back between lines 142 feet on the Northerly side and 224.2 feet on the Southerly side to a dead line in the rear, and measures 127.3 feet on said dead line.

Being the same property conveyed to Luanna P. Hunt, a ninety-nine percent (99%) undivided interest jointly with right of survivorship with Joe N. Hunt, Jr. and William P. Hunt, an undivided one percent (1%) interest as equal tenants-in-common by Warranty Deed from Luanna P. Hunt of record in Instrument No. 20140320-0023001 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 20, 2014. Luanna P. Hunt having since died on 03/12/2017 leaving Joe N. Hunt Jr. and William P Hunt as Tenants in Common. Subject property was not the principal residence of the Grantors herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 4904 Maywood Drive, Nashville,, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29th day of September, 2017.

Joe N. Hunt, Jr.

William P. Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joe N. Hunt, Jr. and William P. Hunt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

## True Copy Certification

I, Jonathan Travis Jacobs, 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, Jonathan Travis Jacobs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON