Bill Garrett Davidson County
Batch# 53730 DEEDWARR
02/01/2018 10:27:43 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180201-0010247

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela K. York, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia S. Hunter and Jimmy W. Hunter, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 303, on the Plan of Subdivision of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela K. Spencer, A/K/A Angela K. York by deed from Gwendolyn Blackman, dated October 23, 2006, of record in Instrument No. 20061023-0131280 and re-recorded in Instrument No. 20070125-0010417 and further by Quitclaim Deed of record in Instrument No. 20171027-0110166, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 109 Digby Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of January, 2018.

Angela K York

Angela K. York

State of Tennessee)
County of Davidson)

On this 31st day of January, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela K. York, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of January, 2018.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Virginia S. Hunter	Acopia, LLC	026-03-0-001.00
109 Digby Court	306 Northcreek Blvd, Ste 100	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	