Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

Bill Garrett
Batch# 54127
02/02/2018 10:03:09 AM
Fees: $13.00 Taxes: $913.53

Davidson County
DEEDWARR
2 pgs

20180202-0010761

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Y-BR-18-2931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00

Elizabeth H. Wilkes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Shannon R. Richardson
Notary Public

MY COMMISSION EXPIRES: 3-9-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Munoz, Jr.	**New Owner**	
(NAME)	(NAME)	
2931 Donna Hill Dr.		**073-15-0-006.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS RAY HENSLEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT MUNOZ, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Plan of Section One, Sunset View of record in Book 2663, Page 27, 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 Anne Shelton Northcutt and husband, John L. Northcutt by Warranty Deed from Steven Mitchell Anderson and wife, Carol Anne Anderson of record in Book 5097, Page 573, Register's Office for Davidson County, Tennessee, dated December 14, 1976 and recorded on December 16, 1976.

Being the same property conveyed to Ann Northcutt by Warranty Deed from John Leburn Northcutt of record in Book 5357, Page 748, Register's Office for Davidson County, Tennessee, dated October 16, 1978 and recorded on October 31, 1978.

Being the same property conveyed to Thomas Ray Hensley by Personal Representative's Deed from Thomas Ray Hensley, Personal Representative for the Estate of Anne Michelle Shelton, formerly known as Anne Northcutt a/k/a Ann Northcutt, a/k/a Anne Shelton Northcutt (appointed in Probate Court Case Number 15P-2122, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) of record in Instrument No. 20160304-0021079, Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 04, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 2663, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 307; Book 2492, Page 631 and Book 7686, Page 306, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 2495, Page 229, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7209, Page 720, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2931 Donna Hill Dr., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JANUARY, 2018.

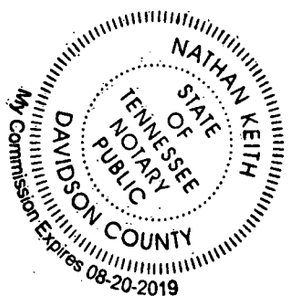
Thomas Ray Hensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS RAY HENSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212