WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File# 01288-41997

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Rudolph	New Owner	062-02-0-B-050.00 CO
(NAME)	(NAME)	
2825 Paddle Wheel Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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, we, **Michael D. Hunnicutt and Cortney Hunnicutt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Rudolph, an unmarried woman and Lee Petrus, an unmarried man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot No. 128, on the Plan of Final Plat Abbington Park, Phase One-Section Two-A, of record in Plat Instrument No. 20040218-0018387, (erroneously referenced subdivision name as Abbngton Park in prior deeds)., Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael D. Hunnicutt and Cortney Hunnicutt, husband and wife, by Warranty Deed from Andrew D. Korzyniowski and wife, Jessica Korzyniowski, dated September 22, 2011, of record in Instrument No. 20110926-0074269, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2825 Paddle Wheel Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 71695 **DEEDWARR**
03/21/2018 01:37:03 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20180321-0026769

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20040218-0018387; Restrictions of record in Instrument No. 20010402-0031520, Instrument No. 20030213-0020075, Instrument No. 20040401-0036605, Instrument No. 20040401-0036606, Instrument No. 20040518-0058461, Instrument No. 20050201-0011849, Instrument No. 20060202-0012846, Instrument No. 20030303-0027406, Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830; By-Laws of record in Instrument No. 20030303-0027406; Articles of Incorporation/Charter of record in Instrument No. 20030303-0027405; Easement for transmission line of record in Book 1163, page 341; Easement for flowage of record in Book 2242, page 513; Easement for ingress-egress of record in Book 1198, page 525; Easement for sewer line and landscape of record in Instrument No. 20000720-0071648; Easement for sign of record in Instrument No. 20040630-0077518; Easement for sanitary sewer of record in Instrument No. 20060811-0098951; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 15th day of March, 2018.

Michael D. Hunnicutt

Cortney Hunnicutt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael D. Hunnicutt and Cortney Hunnicutt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 26995

