Bill Garrett Davidson County
Batch# 127593 DEEDWARR
08/10/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20180810-0079268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carl Bryan Hunter and Roselle T. Sante-Hunter	Ascend FCU	103 04 0 374.00
(NAME) 4006 Nebraska Ave	(NAME) 520 Airpark Dr.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Seventy-Five Thousand And No/100 Dollars ($775,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lori Ann Cloud, Trustee of the Lori Ann Cloud Living Trust dated January 5, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carl Bryan Hunter and Roselle T. Sante-Hunter, husband and wife**, 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:

Being the easterly 50 feet of Lot No. 73 on the Plan of West End Annex as subdivided by Sylvan Park, as of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said property fronts 50 feet on the northerly margin of Nebraska Avenue, formerly Eighth Street, and extends back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Lori Ann Cloud, unmarried by Warranty Deed from Richard Ice Building Group, Inc., a Tennessee Corporation dated August 16, 2007 and recorded August 17, 2007 as Instrument No. 20070817-0098728, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded March 04, 2009 as Instrument No. 20090304-0019419, in said Register's Office for Davidson County, Tennessee.*

Further, being the same property conveyed to Lori Ann Cloud, Trustee of the Lori Ann Cloud Living Trust dated January 5, 2005 by Quit Claim Deed to Trustee from Lori Ann Cloud dated October 10, 2014 and recorded October 14, 2014 as Instrument No. 20141014-0094912, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-185496SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4006 Nebraska Ave, Nashville, TN 37209

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, has 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 8th day of August, 2018

Lori Ann Cloud, Trustee of the Lori Ann Cloud Living Trust dated January 5, 2005

BY: Lori Ann Cloud

Lori Ann Cloud

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lori Ann Cloud, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the Lori Ann Cloud Living Trust dated January 5, 2005, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



File Number: GRN-185496SSO

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER