This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2620

Bill Garrett Davidson County
Batch# 129296 DEEDWARR
08/15/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20180815-0080959

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $302,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2018

Notary Public
My Commission Expires: 5/13/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Amundrud Lauren Amundrud 1519 Corder Drive Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Ln Ste 200 Knoxville, TN 37923	072-16-0-247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Denton Baxter Hunker, unmarried and Alicia A. Hunker NKA Alicia A. Herrera, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Amundrud and Lauren Amundrud, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 23 on the Plan of Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Denton Baxter Hunker and wife, Alicia A. Hunker by Warranty Deed from Spencer Ford and wife, Megan D. Ford, dated April 10, 2014, recorded April 16, 2014, of record in Instrument No. 20140416-0031789, Register's Office for Davidson County, Tennessee. Denton Baxter Hunker and Alicia A. Hunker having since divorced pursuant to the divorce decree of record in Docket No. 18D420, Circuit Court for Davidson County, Tennessee.

This is improved property located at: **1519 Corder Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2018.

GRANTOR:

Denton Baxter Hunker

Alicia A. Hunker NKA Alicia A. Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Denton Baxter Hunker and Alicia A. Hunker NKA Alicia A. Herrera, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2018.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

