WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-AD-18-368

Karen Y Johnson Davidson County
Batch# 138019 DEEDWARR
09/07/2018 03:03:03 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180907-0088932

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:	
Tyler Antonakos	**New Owner**	
(NAME)	(NAME)	
433 Whitley Way		**106-13-0-069.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **STEVE D. HUNTER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER ANTONAKOS, MARRIED,** 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. 2 on the Plan of Glenrose Park of record in Plat Book 974, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 feet on the Northerly side of Glenrose Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles E. Hunter and wife, Mary Carolyn Hunter by Warranty deed from R. B. Brecheen an wife, Sadie Pearl Brecheen of record in Book 3573, page 495, Register's Office for Davidson County, Tennessee, dated June 17, 1963 and recorded on June 20, 1963.

Being the same property conveyed to Tammy Elizabeth Hunter by Quitclaim deed from Charles E. Hunter and wife Mary Carolyn Hunter of record in Book 9880, page 447, Register's Office for Davidson County, Tennessee, dated December 05, 1995 and recorded on December 06, 1995.

Being the same property conveyed to Steve D. Hunter by Quitclaim deed from Tammy E. Hunter of record in Book 10889, page 58, Register's Office for Davidson County, Tennessee, dated February 05, 1998 and recorded on April 16, 1998.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 98, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1224, Page 286, 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: **368 Glenrose Ave., Nashville, Tennessee 37210**.

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 6 DAY OF SEPTEMBER, 2018.

Steve D. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE D. HUNTER, 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 6th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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