This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18359

Karen Y Johnson Davidson County
Batch# 147967 DEEDWARR
10/02/2018 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20181002-0097694

Send Tax Bills To:
Regions Mortgage
2050 Parkway Offia Cr.
Birmingham, AL 35244

New Owner is:
Pamela Webber
705 Tuckahoe Drive
Madison, TN 37115

MAP: 042-13-0
PARCEL: 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Arlanders Hunter and Brenda M. Hunter, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Pamela Webber, unmarried and Nathaniel Webber, individual, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 705 Tuckahoe Drive, Madison, TN 37122

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 57 on the Plan of Sherry Heights, Section Three, of record in Plat Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 110 feet on the Southerly side of Tuckahoe Drive and runs back between lines, 350 feet on the Westerly line and 339 feet on the Easterly line to a dead line, which is a broken line, measuring 118 feet thereon.

BEING the same property conveyed to Arlanders Hunter and Brenda M. Hunter, husband and wife, by Warranty Deed from Thelma K. Waters, unmarried, dated 7/20/06 and recorded 7/25/06 in Instrument No. 20060725-0089746, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of September, 2018.

GRANTOR:

Arlanders Hunter

Brenda M. Hunter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Arlanders Hunter and Brenda M. Hunter**, 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 the purposes therein contained.

Witness my hand and seal on this the 28th day of September, 2018.

Notary Public

My Commission Expires: September 7, 2021

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

SWORN TO and subscribed before me this 28 day of Sept., 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY