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

File Number: 1-18-2895

Karen Y Johnson Davidson County
Batch# 149685 DEEDWARR
10/08/2018 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20181008-0099387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Scott Solowey Leah Christine Wilson 161 Antioch Pike Nashville, TN 37211	InterLinc Mortgage Services, LLC 10613 West Sam Houston Parkway North, Suite 200 Houston, TX 77064	133-3-75.00

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, **Jeffrey Scot Hunter, a married man, and Emma Esquibel, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Scott Solowey, an unmarried man, and Leah Christine Wilson, an unmarried woman, as joint tenants with right of survivorship**, 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, and further described as follows, to-wit:

Being part of lot No. 28 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, of the Chancery Court of Nashville, described as follows:

Beginning in the center of the Antioch, formerly the Mill Creek, Pike at the northeast corner of the lots Nos. 28 and 29; thence north 87 deg. east, with the center of said Pike, 75 feet; thence south 1/4° west 265 feet; thence south 87° west 75 feet to the line between Lots Nos. 28 and 29; thence with said line, north 1/4° east 265 feet to the beginning.

INCLUDED BUT EXCLUDED that portion as it relates to the above described tract which is included in that certain property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed of record in Book 4311, page 666 and more fully described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot no. 28 on the plan of the Hinchey Petway property, as of record in Minute Book l, page 442, Chancery Court at Nashville, described as follows:

SAID strip or parcel of land fronts 130 feet on the present South margin of Antioch Pike and runs back 8.5 feet on the line between Lot Nos. 28 and 29, being the East line and 8.5 feet on the West line to points on the new relocated South margin of Antioch Pike, the same being parallel to and 30 feet from the new relocated centerline of said Pike.

Being a portion of the property conveyed to Emma Esquibel, a married woman and Jeffrey Scot Hunter, a married man, as tenants in common by Warranty Deed from Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, Jo Anne Baird Corbitt and Joyce Lynne Baird Blanks, sole heirs at law of Rachel J. Baird, dated February 16, 2016, recorded February 19, 2016, of record in Instrument No. 20160219-0015768, Register's Office for Davidson County, Tennessee.

Said portion being described as "FIRST TRACT" in the aforementioned warranty deed.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **161 Antioch Pike, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 5th day of October, 2018.

GRANTOR:

Jeffrey Scot Hunter

Emma Esquibel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Scot Hunter and Emma Esquibel, 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 5th day of October, 2018.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY