39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2018.

Notary Public
My Commission Expires: 3/8/22

ANGELA Y. JOHNSON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Karen Y Johnson Davidson County
Batch# 155110 DEEDWARR
10/30/2018 11:56:33 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20181030-0107345

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andy Hunt and Jamie Hunt 1508 Lochaven Brentwood TN 37027	~~New Owner~~ CapStar Bank 2002 Richard Jones Rd #300 Nashville, TN 37215	Tax Parcel ID No. 172-05-0C-023.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy A. McNutt and Christine D. McNutt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy Hunt and Jamie Hunt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Lochaven of record in Plat at Instrument No. 20150414-0032949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy A. McNutt and Christine D. McNutt, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20150930-0099157 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 30, 2015. (Value of consideration shown in aforementioned deed $447,731.00.) Being also known as 1508 Lochaven Brentwood, Tennessee 37027.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 201504140032949, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 201409180085847 and Instrument No. 20151106-0113219, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20160331-0030320, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area of record in Instrument No. 20160609-0058488, in the Register's Office for Davidson County, Tennessee.

Title to all oil, gas, minerals and gravel within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto, including but not limited to rights of Monsanto Chemical Company as referenced in Deed Book 2542, page 273, Register's Office for Davidson County, Tennessee.

Access Easement Agreement of record in Instrument No. 20091203-0110890, Register's Office for Davidson County, Tennessee.

Easement and License Agreement of record in Instrument No. 20140131-0008755, in the Register's Office for Davidson County, Tennessee.

Temporary Construction Easement Agreement of record in Instrument No. 20140131-0008756, in the Register's Office for Davidson County, Tennessee.

Drainage Easement and Agreement of record in Instrument No. 20140131-0008757, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20140508-0039354, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1508 Lochaven Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of October, 2018.

Jeremy A. McNutt

Christine D. McNutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy A. McNutt and Christine D. McNutt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022