Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 155113 **DEEDWARR**
10/30/2018 11:59:54 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20181030-0107349

39-B
File #18-1369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew F. Hunt and Jamie L. Hunt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **DUDE REALTY HOLDINGS LLC, a Florida limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Dugger Heights, Section III, of record in Plat Book 1835, page 54, 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 Andrew F. Hunt and Jamie L. Hunt, by deed from Chris J. Donnelly and wife, Linsly M. Donnelly, dated April 22, 2014, of record in Instrument No. 20140424-0034694, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1509 Lethia Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of October, 2018.

Andrew F. Hunt

Jamie L. Hunt

State of Tennessee)
County of Davidson)

On this 26th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew F. Hunt and Jamie L. Hunt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 299,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of October, 2018.

Notary Public

My Commission Expires: 3/8/22

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
DUDE REALTY HOLDINGS LLC 201 NE 1st Avenue Delray Beach, FL 33444	NEW OWNER	073-13-0-204.00