Karen Y Johnson Davidson County
Batch# 155781 DEEDWARR
11/01/2018 12:31:37 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20181101-0108307

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-3585

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Veronica Lauren V Vicente and Grace E. Vicente (NAME) | Wilson Bank & Trust (NAME) | 053-13-0-121 |
| 421 Sorensen Way (STREET ADDRESS) | 1436 West Main Street (STREET ADDRESS) | |
| Nashville, TN 37115 (CITY) (STATE) (ZIP) | Lebanon, TN 37087 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Howard W. Hunter and Mattie L. Hunter, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Lauren V Vicente and Joshua Ford, wife and husband, and Grace E. Vicente and Hermogenes L. Vicente, wife and husband, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, 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 Being Lot No. 112 on the Plan of Kimbolton Subdivision, Phase II, of record in Plat Book 6900, pages 792, 793, and 794, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Howard Wayne Hunter and wife Mattie Lou Hunter, by Deed dated August 29, 1995 from William F. Young, Jr. and Susan Joan Young, unmarried persons, recorded September 20, 1995, in Book 9799, Page 924, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7577, page 553, Book 7799, page 50, and instrument number 200601260009811, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, pages 792-794, Register's Office for Davidson County, Tennessee.

4. Grant of Anchor Easement as recorded in Book 7237, page 871, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 7507, page 67, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Instrument Number 200302260025658, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 421 Sorensen Way, Nashville, TN 37115.

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.

Witness my/our hand(s) this 30th day of October, 2018.

Howard W. Hunter

Mattie L. Hunter

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STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of October, 2018, before me personally appeared Howard W. Hunter and Mattie Lou Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand at office, this 30th day of October, 2018.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**