WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169380 DEEDQC
12/03/2018 10:07:20 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20181203-0117434

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/21/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beau Kuther	Mortgage Investors	96-11-37
(NAME)	(NAME)	
3140 Cloverwood Drive	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Erin M. Hunt , a married woman and husband and Preston Hunt, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Beau Kuther , an unmarried man and Gerald Kuther and Patsi S. Kuther , husband and wife, as tenants in common with rights of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 581 on the Plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin M. Holt, a single person by Warranty Deed from Don Mooradian and wife, Kathleen Mooradian, dated 07/24/2015, recorded 07/27/2015, of record in Instrument No. 20150727-0073395, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2145, Page 262, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2334, Page 307, in the Register's Office for Davidson County, Tennessee. Easement contained in Deed of record in Book 1136, Page 630, in the Register's Office for Davidson County, Tennessee. Easement contained in Final Decree of record in Book 1334, Page 436, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3140 Cloverwood Drive, Nashville, TN 37214

File No.: 303172
Warranty Deed TN

3684

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of November, 2018.

Erin M. Hunt

Preston Hunt

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin M. Hunt and Preston Hunt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of November, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122