Karen Johnson Davidson County Batch# 191421 DEEDWARR 02/04/2019 11:36:09 AM 2 pgs Fees: $13.00 Taxes: $647.50 20190204-0010337 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2019. Notary Public My commission expires: 2-25-19 JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Gene Hunter **Betty Louise Hunter**	**New Owner**	**Map/Parcel: 162-09-0-B-003.00CO**
5601 Country Drive, Unit 205		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Renee E. Spivy Morris, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Gene Hunter and Betty Louise Hunter, husband and wife

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:

A Condominium in DAVIDSON County, described as being Townhouse Number 205, on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Assigned Garage is a limited common element for the exclusive use of the co-owner of Townhouse Number 205.

Being the same property conveyed Renee Elaine Spivy, an unmarried woman, by Warranty Deed, from Doris L. Lampley, unmarried, dated June 4, 2015 of record in Instrument No. 20150609-0054063, Register's Office for Davidson County, Tennessee. Renee Elaine Spivy having since married and is now known as Renee E. Spivy Morris.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 5200, Page 131, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 4918, Page 125, amended in Book 4958, Page 346 and Book 8797, Page 918, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4918, Page 116, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 4842, Page 979 and Book 5606, Page 663, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 8021, Page 852, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5601 Country Drive, Unit 205, Nashville, TN 37211.

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 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. 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 my/our hand(s) this 1st day of February, 2019.

Renee Morris

Renee E. Spivy Morris

*Kevin Morris, spouse of Renee E. Spivy Morris, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Kevin Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Renee E. Spivy Morris and Kevin Morris, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **190024JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027