Return to:
David A. Miller
Miller Mentzer Walker, P.C.
P. O. Box 130
Palmer, TX 75152

STATE OF TEXAS
COUNTY OF ELLIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of February, 2019.

Notary Public

Commission Expiration:

NATALIE L DOYLE
NOTARY PUBLIC
ID# 5244924
State of Texas
Comm. Exp. 05-01-2021

Karen Johnson Davidson County
Batch# 192221 DEEDWARR
02/06/2019 09:56:51 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190206-0011294

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
D & P Hunter Rental, LP 1400 Jack McKay Blvd. Ennis, TX 75119	SAME AS NEW OWNER	-128120C01600CO

WARRANTY DEED

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, **David Hunter and Peggy Hunter**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D & P Hunter Rental, LP,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1122 Woodbury Falls Court, Nashville, TN 37221, County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, Being Lot No. 1122 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David Hunter and Peggy Hunter by deed from Connie J. Rice, an unmarried woman, dated 2/5/16 filed of record 2/10/16 in Instrument No. 201602100012611 in said Register's office.

Tax Map and Parcel ID is as follows: 128120C01600CO.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1122 Woodbury Falls Court, Nashville, TN 37221

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. 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 hand this 5th day of February, 2019.

David Hunter

Peggy Hunter

STATE OF TEXAS
COUNTY OF ELLIS

On this 5th day of February, 2019, before me personally appeared **David Hunter and Peggy Hunter**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal of office this 5th day of February, 2019.

Natalie L Doyle
Notary Public

Commission Expiration:

NATALIE L DOYLE
NOTARY PUBLIC
ID# 5244924
State of Texas
Comm. Exp. 05-01-2021