This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 227497 DEEDWARR
05/08/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20190508-0043108

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry Louis Pentecost 902 Saunders Avenue Madison, TN 37115	Loandepot.com 4800 N Scottsdale Rd, Ste 3800 Scottsdale, AZ 85251	051030-08300

THIS INDENTURE, made this 30th day of April, 2019 between

Ricky Darrell Hunter, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Jerry Louis Pentecost, Individual

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 138.09 feet on the West side of Saunders Drive and runs back between lines, 203.2 feet on the South line and 242.65 feet on the north line which is a broken line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Barbara Ann Hunter and Ricky Darrell Hunter as tenants in common with rights of survivorship by Quitclaim Deed dated 10/14/16 from Tammy Mellons, Trustee of record in Instrument No. 20161017-0109563 and by Warranty Deed dated 7/30/74 from W.Y. Draper, Sr. and wife, Kathleen Draper of record in Book 4839, Page 868, Register's Office for Davidson County, Tennessee. The said William B. Hunter, Jr. now being deceased, having died 9/18/98 and Barbara Ann Hunter also being deceased, having died 6/1/17.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 902 Saunders Avenue, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ricky Darrell Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ricky Darrell Hunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of April, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $279,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of April, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212