THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520452**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2019. Notary Public My Commission Expires: 4/13/22

Karen Johnson Davidson County
Batch# 233096 DEEDWARR
05/22/2019 09:32:23 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20190522-0048327

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Magnolia Trace Properties LLC PO Box 158538 Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-07-0-098-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart Hunter and Jacquelyn Hunter, husband and wife, as to one-half interest and Nathan Hunter and Jane B. Hunter, husband and wife, as to one-half interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magnolia Trace Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart Hunter as to a one-half interest and Nathan A. Hunter and Spouse Jane B. Hunter, as to a one-half interest, the half interests as they relate to each other shall be held on joint tenants with rights of survivorship by Warranty deed from Christopher J. Ohlweiler and wife, Amanda B. Ohlweiler of record in Instrument No. 20081015-0103909 Register's Office for Davidson County, Tennessee, dated October 10, 2008 and recorded on October 15, 2008.

Jacquelyn Hunter joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Stuart Hunter.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1517 Lone Oak Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2019.

Stuart Hunter

Jacquelyn Hunter

Nathan Hunter

Jane B. Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart Hunter and Jacquelyn Hunter, and Nathan Hunter and Jane B. Hunter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2020