WARRANTY DEED

Karen Johnson Davidson County
Batch# 238991 **DEEDWARR**
06/05/2019 11:29:35 AM 2 pgs
Fees: $13.00 Taxes: $262.70

20190605-0053765

W-RG-19-3849

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Gunn, Sr.	New Owner	
(NAME)	(NAME)	**059-11-0-119.00**
3849 Woodward Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **NOLA MAE HUNTER, AS TO 50% INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD GUNN, SR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 408 fronts 75 feet on the Northwesterly side of Woodland Drive and extends back 135.0 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Ruther Mae Hunter and Nola Mae Hunter by Quitclaim Deed from Nola Mae Hunter and Ruther Mae Hunter of record in Instrument No. 20071127-0137612 Register's Office for Davidson County, Tennessee, dated November 08, 2007 and recorded on November 27, 2007. This instrument is being executed and recorded simultaneously with Administrator's Deed from Peggy D. Mathes, Adminstrator of the Estate of Ruther M. Hunter, as to her 50% interest.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4243, Page 869 and Book 4228, Page 685, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3849 Woodward Drive, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 the 29th DAY OF MAY, 2019.

Nola Mae Hunter by
Peggy D Mathes Attorney in Fact

Nola Mae Hunter by Peggy D. Mathes,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY D. MATHES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NOLA MAE HUNTER, and who acknowledged he/she/they executed the same as the free act and deed of the said NOLA MAE HUNTER.

Witness my hand and official seal, this the 29th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212