RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912118

WARRANTY DEED

Karen Johnson Davidson County
Batch# 274334 DEEDWARR
08/21/2019 08:51:59 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190821-0083786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hunter 1411 Woodland St. Nashville, TN 37206	Same address as new owner	115-09-0-A-010.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and 00/100 Dollars ($140,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATT J. DULIN AND TARA L. DULIN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID HUNTER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of The Woods of West Meade, "a Planned Unit Development" of record in Plat at Instrument No. 20031027-0157620, 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 Matt J. Dulin and Tara L. Dulin, husband and wife, by Deed of Correction from Southern Venture Group, LLC, dated 7/11/2017, recorded 7/11/2017, of record in Instrument No. 20170711-0069542, in the Register's Office for Davidson County, Tennessee. Previously being the same property intended to be conveyed to Matt J. Dulin and Tara L. Dulin, husband and wife, by Warranty Deed from Southern Venture Group, LLC, dated 5/24/2017, recorded 5/25/2017, of record in Instrument No. 20170525-0052174, said Register's Office.

The address of the herein described unimproved property is believed to be 801 Saussy Court, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2019.

MATT J. DULIN

TARA L. DULIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matt J. Dulin and Tara L. Dulin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), ~~and who~~ acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of ~~August~~, 2019.

Notary Public

Printed Notary Name

My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021