WARRANTY DEED

Karen Johnson Davidson County
Batch# 274823 DEEDWARR
08/21/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190821-0084105

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

Affiant

Subscribed and sworn to me on August 21, 2019.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 1, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32770

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Anthony Sciullo 5744 Cedar Ash Xing Antioch, TN 37013	Same As New Owner 5744 Cedar Ash Xing Antioch, TN 37013	164-14-055

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Correy R. Hunter, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Eric Anthony Sciullo, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of the first Revision, Asheford Crossing, Section Two, as of record in Plat Book 9700, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Correy R. Hunter, an unmarried man, by Warranty Deed dated December 5, 2013 and recorded December 11, 2013 from Shane Jackson and wife, Kristie Jackson, of record as Instrument No. 20131211-0125464, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easement, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9651, page 900, as amended in Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 95; Book 11455, page 769, and as Instrument No. 200001018-0103441 and 20010418-0038191, said Register's Office.
3. Power Easement of record in Book 1224, page 257, Register's Office.

This property is also known as improved property located at 5744 Cedar Ash Crossing, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 21st day of August, 2019.

Correy R. Hunter

Devonna Hunter, spouse of Correy R. Hunter Joins in on this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 21, 2019, before me personally appeared Correy R. Hunter and Devonna Hunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 21, 2019.

NOTARY PUBLIC

My Commission Expires: 9/1/24

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 01, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

