Karen Johnson Davidson County
Batch# 302601 DEEDWARR
10/18/2019 09:47:16 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20191018-0106827

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
FILE # 191070BR

FROM: YUVANKA DENISE BASSHAM, AN UNMARRIED WOMAN

TO: DOMINIC JAMES HUNTER, AN UNMARRIED MAN AND IAN JAMES HUNTER AND KAREN WEST HUNTER, HUSBAND AND WIFE, EACH A ONE HALF (½) UNDIVIDED INTEREST AS TENANTS IN COMMON

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED FORTY-NINE THOUSAND AND NO/100--- ($249,000.00) ---DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, YUVANKA DENISE BASSHAM, AN UNMARRIED WOMAN, have bargained and sold, and by these presents, do transfer and convey unto the said DOMINIC JAMES HUNTER, AN UNMARRIED MAN AND IAN JAMES HUNTER AND KAREN WEST HUNTER, HUSBAND AND WIFE, EACH A ONE HALF (½) UNDIVIDED INTEREST AS TENANTS IN COMMON, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being **Lot No. 106, on the Plan of Debra Heights, Section Two**, of record in Plat Book 3700, Page 39, in the Register's Office for said County, as follows:

Beginning at a point in the Easterly margin of Richards Court at the corner of Lot Nos. 105 and 106; thence with the dividing line between Lots 105 and 106, Eastwardly 152.76 to a point; thence South 4 degrees 19 minutes West 163.33 feet to a concrete monument thence South 78 degrees 07 minutes West 29.55 feet to a point; thence with the rear line of Lot Nos. 123, Westwardly 69.51 feet to a point; thence with the dividing line between Lot Nos. 106 and 107, Northwestwardly 167.52 feet to a point in the Easterly margin of Richards Court; thence with the Easterly margin of Richards Court Northwardly 45.68 feet to the point of beginning.

Being the same property conveyed to Wanda Perry and Yuvanka Denise Bassham by Warranty Deed from Patsy Ann Warden, unmarried, of record in Book 10669, Page 381, in the Register's Office of Davidson County, Tennessee, dated October 31, 1997 and recorded on November 4, 1997.

Being the same property conveyed to Yuvanka Denise Bassham, an unmarried woman by Quit Claim Deed from Wanda Perry and Yuvanka Denise Bassham, both unmarried, of record in Instrument No. 20110330-0024296, in the Register's Office of Davidson County, Tennessee, dated March 4, 2011 and recorded on March 30, 2011.

MAP 148, PARCEL 91.00

PROPERTY ADDRESS: 4722 RICHARDS COURT, NASHVILLE, 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 DOMINIC JAMES HUNTER AND IAN JAMES HUNTER AND KAREN WEST HUNTER, their heirs and assigns forever. And I do covenant

with the said DOMINIC JAMES HUNTER AND IAN JAMES HUNTER AND KAREN WEST HUNTER, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to DOMINIC JAMES HUNTER AND IAN JAMES HUNTER AND KAREN WEST HUNTER, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 14th DAY OF October, 2019.

Yuvanka Denise Bassham
YUVANKA DENISE BASSHAM

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 14th day of October, 2019, before me personally appeared YUVANKA DENISE BASSHAM, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL



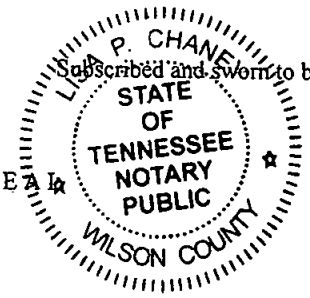
NOTARY PUBLIC
My Commission Expires: 03/22/21

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 249,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ashley Utley
AFFIANT

Subscribed and sworn to before me this 14th day of OCTOBER, 2019.

SEAL



NOTARY PUBLIC
My Commission Expires: 07-11-2021

NEW OWNER(S): DOMINIC HUNTER
ADDRESS: 4722 Richards Court, Nashville, TN 37013

SEND TAX BILLS TO:
same

MAIL RECORDED DOCUMENT TO: