This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5331

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 304075 DEEDWARR
10/22/2019 10:42:49 AM 2 pgs
Fees: $13.00 Taxes: $909.83
20191022-0108094

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $245,900.00

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2019

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cameron Hunt 3109 Greggwood Drive Nashville, TN 37207	New Owner	060 01 0 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Homes Direct Partners LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cameron Hunt, single**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 136 on the Plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, to which Plan reference is made for a complete description.

Being the same property conveyed to Homes Direct Partners, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Happy Homes, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20190319-0024691, in the Register's Office of Davidson County, Tennessee, dated March 18, 2019 and recorded on March 19, 2019.

This is improved property located at: **3109 Greggwood Drive, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 10th day of October, 2019.

GRANTOR:

Homes Direct Partners LLC, a Tennessee Limited Liability Company

By: Jeannette Mae Moss
Jannette Mae Moss, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeannette Mae Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of Homes Direct Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

WITNESS my hand and seal at office this 10th day of October, 2019.

Notary Public
My Commission expires: 2-23-21

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021