Karen Johnson Davidson County
Batch# 320308 **DEEDWARR**
11/26/2019 02:46:56 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20191126-0122405

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 25th day of November, 2019.

NOTARY PUBLIC

My commission expires:

JEFFREY M. JARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donald George Hunt	Gardner Financial Services LTD	09507011300
(NAME)	(NAME)	
241 Fairway Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	

Warranty Deed

For and in Consideration of the sum of $230,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Paula J. Nash, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Donald George Hunt, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Lying and being in the Third Civil District Davidson County, State of Tennessee, being Lot No. 36, of the Merry Oaks Subdivision, as shown on plat of record in Plat Book 1835, Page 67, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paula J. Nash by deed from Jason W. Nash, dated March 29, 2019 and recorded as Instrument No. 20190411-0033086, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 241 Fairway Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of November, 2019.

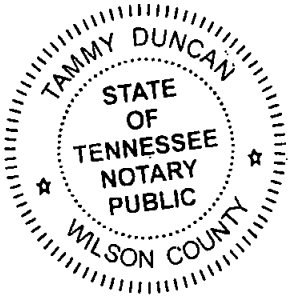
Paula J. Nash

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula J. Nash, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2019.

Notary Public
My Commission Expires: 4/28/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122