Karen Johnson Davidson County
Batch# 354295 DEEDWARR
02/06/2020 09:40:00 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20200206-0013849

~~RECORD AND RETURN TO:~~
~~Limestone Title and Escrow, LLC~~
~~580 Franklin Rd.~~
~~Suite 203~~
~~Franklin, Tennessee 37069~~
File No.: TN2013079

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2020.

Hillary Torrence
NOTARY PUBLIC

My commission expires: 12/05/2020

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
Craig Brian Nedlik 503 Dabney Drive Franklin, TN 37064	Same address as new owner	086-10-0-046.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **REBEKAH HUNTER AND TRAVIS HUNTER, WIFE AND HUSBAND**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CRAIG BRIAN NEDLIK, AN UNMARRIED MAN**, hereinafter called the Grantee, 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. 74 on the plan of Resubdivision of Lots 73 & 74 on the plan of Chapelwood, Section 2 of record in Plat Book 5200, page 83, as amended in Book 5190, page 212, 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 Rebekah Hunter and Travis Hunter, wife and husband, by Warranty Deed from Sherif Ibrahim, unmarried, dated 12/29/2014, recorded 12/31/2014, of record in Instrument No. 20141231-0119418, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 3512-3514 Magnum Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all matters as shown on plan of record in Plat Book 5200, page 83, as amended in Book 5190, page 212; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 4th day of February, 2020.

REBEKAH HUNTER

TRAVIS HUNTER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Rebekah Hunter and Travis Hunter, 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 4th day of February, 2020.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064