Karen Johnson Davidson County
Batch# 358207 DEEDWARR
02/13/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200213-0016878

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 12th day of February, 2020.

Notary Public
My commission expires: 6.13.22

13-2002-133602

Address of New Owner:	Send Tax Bills to:	Tax Information:
Olga Marie Stone, Trustee 567 Osceola Ave Winter Park, FL 32789	SAME AS OWNER	103-02-0-J-003.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Hunt, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Olga Marie Stone, Trustee of the Olga Stone Servay Trust Agreement dated August 26, 1997,** hereinafter called the Grantees, their successors 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 Unit 3, on the Plan of The Bellmore Townhomes, as established by and shown appended to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150129-0008726, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Hunt and Leslie G. Hunt, husband and wife by deed from High Definition Homes, LLC, dated September 30, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0100900, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Hunt by Quitclaim Deed from William Hunt and Leslie Miranda Guido (formerly known as Leslie G. Hunt), dated February 29, 2016, recorded February 29, 2016, of record in Instrument No. 20160229-0019112, Register's Office for Davidson County, Tennessee, which deed declared the said William Hunt and Leslie Miranda Guido (formerly known as Leslie G. Hunt) having since divorced in Final Decree for Divorce, filed in Docket No. 2015-DV-556, in the Circuit Court of Wilson County, for the Fifteenth Judicial District at Lebanon, Tennessee. Katherine Allen Hunt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 211 Bellmore Ave, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of February, 2020.

William Hunt

Katherine Allen Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Hunt** & Katherin Allen Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of February, 2020.

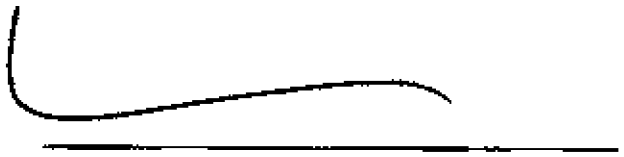
Notary Public

My Commission expires: 05-19-2020

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

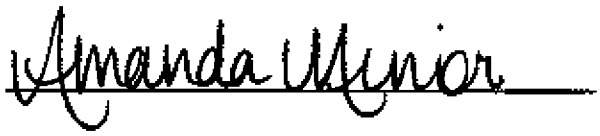
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

