Karen Johnson Davidson County
Batch# 373924 DEEDWARR
03/18/2020 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20200318-0029843

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2020.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Nashville Design Build, Inc. | New Owner | 115 16 0 037.00 |
| (NAME)<br>6133 Robin Hill Road | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jennifer Schildt Hunter and husband, Larry Hunter**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nashville Design Build, Inc.**, hereinafter called the Grantee, its 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 Lot No. 18 on the Plan of West Meade Farms, Inc., Section B, as of record in Book 1835, Page 7, Register's Office for said County. Said Lot no. 18 fronts 165 feet on the southwesterly side of Robin Hill Road and runs back 308 feet on the northeasterly line and 317.2 feet on the southwesterly line to a dead line in the rear measuring 196 feet thereon.

Being the same property conveyed to Jennifer Schildt Hunter and husband Larry Hunter by Warranty Deed from Thomas W. Leonard, an unmarried man dated July 28, 2010 and recorded August 04, 2010 in Instrument No. 20100804-0061318, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6133 Robin Hill Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 our hands this 16th day of March, 2020.

Jennifer Schildt Hunter

Larry Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer Schildt Hunter and husband, Larry Hunter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

**Tennessee Certification of Electronic Document**

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scruggs
(Signature)

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020