RETURN TO: BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

G-P-20-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teresa Jill Shannon	New Owner	
(NAME)	(NAME)	**084-15-0-056.00**
210 Walnut Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY M. HUNT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERESA JILL SHANNON, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, in the 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 Kelly M. Hunt, and Samuel Hunt, wife and husband by Warranty deed from Catherine Balthrop and husband Travis Balthrop of record in Instrument No. 20080422-0041097 Register's Office for Davidson County, Tennessee, dated April 21, 2008 and recorded on April 22, 2008. Being the same property conveyed to Kelly M. Hunt by Quitclaim deed from Samuel Hunt of record in Instrument No. 20080728-0077182 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on July 28, 2008.

Samuel Brennin Hunt joins in the execution of this Warranty Deed to convey any and all martial interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 412, Page 351, Book 1788, Page 509 and Book 1874, Page 469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Walnut Hill Drive, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 381744 **DEEDWARR**
04/03/2020 12:44:13 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20200403-0035990

Witness my/our hand(s) this the 31st DAY OF MARCH, 2020.

Kelly M. Hunt by Adam Jefferson attorney in fact
Kelly M. Hunt by Adam Jefferson,
Attorney in Fact Pursuant to Power of Attorney of record in Instrument No. _____,
Register's Office for Davidson County, Tennessee.

Samuel Brennin Hunt by Adam Jefferson attorney in fact
Samuel Brennin Hunt by Adam Jefferson,
Attorney in Fact Pursuant to Power of Attorney of record in Instrument No. _____,
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KELLY M. HUNT, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY M. HUNT.

Witness my hand and official seal, this the 31st of March, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SAMUEL BRENNIN HUNT, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUEL BRENNIN HUNT.

Witness my hand and official seal, this the 31st of March, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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Nashville, TN 37212