Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200325754

Karen Johnson Davidson County
Batch# 383138 **DEEDWARR**
04/08/2020 11:25:40 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200408-0036984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2020.

M ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner: Brent L. Hunter and Lacey M. Hunter 1904 Boscobel Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-14-0-339.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Hunter, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent L. Hunter and Lacey M. Hunter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 50.0 feet on the South side of Boscobel Street (formerly Rothschild Avenue) and runs back between parallel lines 150.0 feet to an alley in the rear.

Being the same property conveyed to Bryan Hunter, unmarried man by Quitclaim deed from Bryan and Amanda Hunter, husband and wife of record in Instrument No. 20191112-0116397 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on November 12, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

This is improved property located at 1904 Boscobel Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2020.

Bryan Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Hunter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY