WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey S Womack	Jeffrey S Womack	054-13-0-136.00
(NAME) 104 Dekewood Drive	(NAME) 104 Dekewood Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 407738 **DEEDWARR**
05/29/2020 12:14:19 PM 2 pgs
Fees: $13.00 Taxes: $1,552.15

20200529-0055594

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 considerations, the receipt of which is hereby acknowledged, I/we **Russell W. Hunt and Jill M. Hunt, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeffrey S Womack, a single man, and Jack Womack, a married man, each as to a fifty percent (50%) undivided interest, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27, on the Plan of BRANDYWINE PLACE, of record in plat Book 6250, Pages 327 and 328, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Russell W. Hunt and wife, Jill M. Hunt by Warranty Deed from Bobby J. Stout and wife, Evelyn P. Stout, dated 09/22/1995 and recorded 09/25/1995, of record in Book 9805, Page 826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 6250, Page 327 and 328, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6488, Page 764, and Book 8904, Page 855, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Trust Agreement of record in Instrument 200301150006047, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Trust Agreement of record in Instrument 200301150006048, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Book 6482, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 104 Dekewood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of May, 2020.

Russell W. Hunt Date: 5/28/20
Russell W. Hunt by Sheila McCord
By: Sheila McCord, Atty-In-Fact

Jill M. Hunt Date: 5/28/20
Jill M. Hunt by Sheila McCord AIF
By: Sheila McCord, Atty-In-Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sheila McCord, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in ORBV _____, Page _____, ROMCT, the Attorney-in-Fact for Russell W. Hunt and Jill M. Hunt, the Grantor(s), and is authorized to execute this instrument as their free act and deed.

Notary Public: Tracey Trumphour
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122