Karen Johnson Davidson County
Batch# 451987 DEEDWARR
08/06/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200806-0087494

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 4th day of Aug, 2020. Notary Public My commission expires: 12/18/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Daniel Linehan and Mack Charles Mansfield	CapStar Bank	072-13-0-365.00
1219 Emmett Ave	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten 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, I,

David Hunter, Executor of the Estate of Buel Ersel Hunter, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick Daniel Linehan and Mack Charles Mansfield, tenants in common with rights of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot Number 1 of Block A on the plan of Tim H. Moore's Subdivision of part of A.W. Johnson and G. P. Smith's Subdivision as of record in book 332, page 107, Register Office for Davidson County, Tennessee, and being known as Lot Number 4 on a Re-Subdivision of part of block A described according to a Survey by James A. Hamilton Jr. Surveyor as follows: beginning at a point in the Easterly margin of Emmett Ave. Said point being 584.5 feet more or less North of the Northerly margin of West Greenwood Ave; thence Easterly 153.5 feet more or less to a point which is 587.5 feet more or less north of the Northerly margin of West Greenwood Ave.; thence Northwardly 57.5 feet to a point in the Southwardly margin of an alley; thence Westerly with the margin of said alley 157 feet to a point in the Easterly margin of Emmett Ave.; thence Southwardly 57.5 feet with the margin of said Emmett Avenue to the beginning.

BEING the same property conveyed to Buel E. Hunter by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association Organized and Existing under the laws of the United State of

the said Buel E. Hunter is one and the same as, and is also known as Buel Ersel Hunter, Jr.; the said Buel Ersel Hunter, Jr. having since died testate on May 21, 2020, and by his Last Will and Testament of record as Docket No. 20P854, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David Hunter, Executor of the Estate of Buel Ersel Hunter, Jr. having been authorized to sell, transfer and convey the subject property without joinder of any beneficiary or approval of the said Court.

This is improved property known as **1219 Emmett Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31 day of July, 2020.

Estate of Buel Ersel Hunter, Jr

X David Hunter
David Hunter, Executor

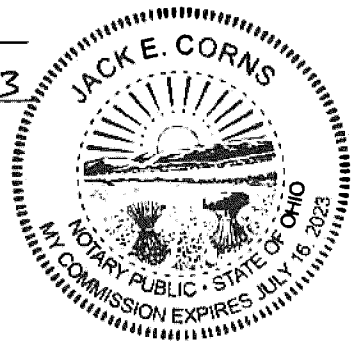
STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Hunter, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is Executor of the Estate of Buel Ersel Hunter, Jr., and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of July, 2020.

Jack E. Corns
Notary Public
My Commission Expires: 7-16-2023

SolomonParks File No. 20-000158-528



True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY