Karen Johnson Davidson County
Batch# 462721 DEEDWARR
08/24/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200824-0095338

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 21st day of August, 2020.

Notary Public

(Notary Stamp) SHERRI ANN CHURCH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 2-25-24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title dba Solomon Parks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Douglas W. Hunter	U.S. Bank National Association	072-13-0-362.00
1213 Emmett Ave	P.O.Box 20005	
Nashville, TN 37206	Owensboro, KY 42304-0005	

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 E. Hunter, Jr.

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

Douglas W. Hunter, a single man

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

Being Lot No. 1 of Block A on the Map of Tim H. Moore's Subdivision, of record in Book 332, Page 107, Register's Office for said County, and being Lot No. 1 in the Resubdivision of the northerly 230 feet of said lot and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, May 10, 1952, as follows:

Beginning at a point in the easterly margin of Emmett Avenue 172.5 feet South of the southeast corner of said Avenue and an alley, also being the southwesterly corner of Lot 2; thence easterly parallel to the South margin of said alley, 146.5 feet to a point; thence southerly along the rear line of Lot 10 of Block A, 57.5 feet; thence westerly 143 feet to the East margin of Emmett Avenue; thence North, with said Avenue, 57.5 feet to the beginning.

Being a portion of the same property conveyed to Buel E. Hunter, Jr. by Warranty Deed from Olivia Ann Risch and husband, John Risch, David Dwight Hunter and wife Mary Hunter, Douglas Wayne Hunter, Bradley King Hunter, Lisa K. Bennett and husband Ernest Bennett, and Richard Adcock, Jr. and wife, Joanne Adcock of record in Instrument No. 20050217-0018213, Register's Office for Davidson County, Tennessee, dated January 12, 2005 and recorded on February 17, 2005. (Value or consideration as shown in aforementioned deed $57,000.00.)

The said Buel E. Hunter, Jr. 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 **1213 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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it 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 representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 21st day of August, 2020.

Estate of Buel E. Hunter, Jr.

David Hunter

David Hunter, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

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 21 day of August, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title dba Solomon Parks File No. 20-000188-528

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)