40-A

Instr:200005010043358 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:09:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $457.88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: 7/26/2003

(AFFIX SEAL) LARGE

ANDREW B. GIBSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215 My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason C. Bruce	Homebuyers Financial Services	74-16-61
(NAME)	(NAME)	
229 Bonnabrook Drive	P.O. Box 199077	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75219-9077	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN E. KLINE AND WIFE, KELLY A. KLINE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON C. BRUCE AND WIFE, NATALIE J. BRUCE ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 424 on the Plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin E. Kline and wife, Kelly A. Kline by deed from Mary Ellen Warren, (formerly known as Mary Ellen Roe) of record in Book 9620, Page 953, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 229 Bonnabrook Drive, Hermitage, TN 37076

(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 28th day of April, 2000.

Kevin E. Kline

Kevin E. Kline

Kelly A. Kline

Kelly A. Kline

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 Kevin E. Kline and wife, Kelly A. Kline, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 28th day of April, 2000

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Expires NOV. 25, 2000