WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/30/02 15:18 2pgs
Fees:13.00 Taxes:592.00

20020730-0091415

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Konnor Bugg	Konnor Bugg	83-3-92
(NAME)	(NAME)	
116 Stanton Hall Lane	SAME	
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37064		
(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, America's Home Buyer's and Jeffrey T. Padgett, tenants in common , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Konnor Bugg and Aaron Wimsett , 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:

Being Lot No. 29 on the Plan of Pontotoc Subdivision, a Part of the Early Tract, as of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to America's Home Buyers and Jeffrey T. Padgett, tenants in common by Warranty Deed from ERBan Commercial Realty, LP, a Buchi Family Partnership of record in Instrument No. 20020325-0035820, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2101 Early Avenue, Nashville, TN 37206

(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 and 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 our hands this 18th day of July, 2002.

America's Home Buyer's

By:

WILLIAM R. JONES, PRESIDENT

Jeffery T. Padgett

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Padgett the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of July, 2002.

My Commission Expires: _____ Notary Public

MICHAEL A. WRATHER NOTARY PUBLIC AT LARGE MY COMM. EXP. DEC. 20, 2003 RUTHERFORD CO. TN

STATE OF Tennessee
COUNTY OF Rutherford

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William R. Jones with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of America's Home Buyer's the within named bargainer, a corporation, and that, William R. Jones as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by William R. Jones as such President.

Witness my hand and official seal this 18th day of July, 2002.

My Commission Expires: _____ Notary Public

MICHAEL A. WRATHER NOTARY PUBLIC AT LARGE MY COMM. EXP. DEC. 20, 2003 RUTHERFORD CO. TN

File Number2207244

RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129