File No. 250400976

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/05 10:16 3 pgs
Fees:18.00 Taxes:832.50

20050510-0052562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: . .

(AFFIX SEAL)

Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E Barragan	SAME	181-01-0-A-017.00 CO
(NAME)	(NAME)	
6900 Sunnywood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, , **Douglas Bunger and wife, Gina S. Bunger**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel E Barragan and Robert E Shelton AS TENNANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 20, on the Plan of Section One, Sugar Valley, as shown by plat appearing of record in Plat Book 9700, Pages 709-711, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Douglas Bunger and wife, Gina S. Bunger by Warranty Deed dated April 21, 1999 of record in Book 11444, Page 529, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14; By-Laws of record in Book 11069, Page 24; Charter for Homeowners' Association of record in Book 11069, Page 6; Subject to Boundary Plat of record in Plat Book 9700, Page 374; Quitclaim to Homeowners' Association for Open Space and Common Area of record in Instrument No. 20000425-0041128; Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018; Ingress/Egress Easement of record in Book 5674, Page 863; all matters shown on plat of record in Plat Book 9700, Pages 709-711; 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 ☒ property, known as 6900 Sunnywood Dr., Nashville, TN 37211
(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 heirs and 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 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 29th day of April, 2005.

Gina Bunger

Douglas Bunger by Attorney in Fact

Douglas Bunger by Attorney in Fact Gina Bunger

Gina S. Bunger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand at office this 29th day of April, 2005.

Commission expires: 1-20-09

Lauren M Rickels

Notary Public

Lauren M Rickels State of Tennessee Notary Public Williamson County

File Number: 250400976

RETURN TO:

Southern Title Services

124 1st Ave., S., Suite 102

Franklin, TN 37064

State of Tennessee

County of Williamson

On this 29th day of April, 2005, before me personally appeared Gina S. Bunger, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who excuted the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand and seal this 29th day of April, 2005.

My Commission Expires: 1-20-09

Lauren M Rickels

Notary Public

Lauren M Rickels State of Tennessee Notary Public Williamson County

STATE OF Tennessee

COUNTY OF Williamson

On this 29th day of April, 2005, before me personally appeared Gina Bunger., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Douglas Bunger and is authorized by him, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book __*__, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 29th day of April, 2005.

Lauren M Rickels

Notary Public

* 20050510-0052561

My Commission Expires: 1-20-09

(SEAL)

