WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Hapgood	Shannon Hapgood	83-11-75
(NAME)	(NAME)	
541 Skyview	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **James W. Bunzow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Hapgood**, HEREINAFTER CALLED THE GRANTEE, 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. 10 and a part of tract marked "Reserved" on the Plan of Rolling Acres Subdivision, as of record in Book 1130 at Page 34, Register's Office for said County, and said part of said "Reserved" Tract being designated Tract "B" on the unrecorded plan of the resubdivision of said "Reserved" Tract prepared by Z. J. Wilkinson, Surveyor, on December 31, 1949 and said Lot No. 10 and said Tract "B" being described together as follows:

BEGINNING at a point in the easterly margin of Skyview Drive at the common front corner of Lots Nos. 10 and 11; thence with said margin of said Drive, North 4 deg. 31' East 100 feet to a point, passing the northwest corner of Lot No. 10 at 80 feet; thence South 85 deg. 30' East 150 feet to an iron pin; thence South 87 deg. 15' East 100 feet to an iron pin; thence South 4 deg. 30' West 100.4 feet to an iron pin; thence North 87 deg. West 100 feet to the rear corners of Lot Nos. 10 and 11; thence with the line between said lots, westwardly 150 feet to the point of beginning.

BEING the same property conveyed to James W. Bunzow, a single man by deed from John Bunzow, a single man of record in Instrument Number 20040323-0032857, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 541 Skyview, 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.

Davidson County DEEDWARR
Recvd: 06/03/05 08:19 2 pgs
Fees:13.00 Taxes:737.23

20050603-0062909

Witness our hands this 26th of May, 2005.

James W Bunzow by John Bunzow Attorney In Fact

James W. Bunzow by John Bunzow
His Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Bunzow with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named James W. Bunzow and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2005.

Commission expires: 7-19-08

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors

Notary Public