#600188

File Box 30

Return To:
Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 07:18 2 pgs
Fees:13.00 Taxes:525.40
20060426-0047423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2006.

Meredith L Curry
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark Perry	Long Beach Mortgage Company	Map 64-09-O
(NAME)	(NAME)	
4220 Brackenwood Drive	320 Interstate N. Pkwy. Ste 500	Parcel 197
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Atlanta, GA 30339	
(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, **KATHY BUMBALOUGH O'CONNOR AND HUSBAND, RANDY O'CONNOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARK PERRY AND WIFE, TRACI PERRY,** 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. 37 on the Plan of Southfork, Section One, of record in Plat Book 6250, pages 384-385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy Bumbalough and Kathy Bumbalough, husband and wife, by deed from Angela Suey Ross of record in Book 11674, page 288, said Register's Office. Roy Bumbalough and Kathy Bumbalough have since divorced. Roy Bumbalough conveyed his interest in said property to Kathy Bumbalough O'Connor by Quitclaim Deed of record in Instrument #20060426 - 0047421, said Register's Office. Kathy Bumbalough has since re-married and is now known as Kathy Bumbalough O'Connor. Randy O'Connor joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 5259, pages 384-385, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4220 Brackenwood Drive, Old Hickory, Tennessee 37138
(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 24th day of April, 2006.

Kathy Bumbalough O'Connor By Randy O'Connor, Attorney-in-Fact A.I.F.

Randy O'Connor

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 Randy O'Connor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2006.

Commission expires:

Amy Adams Gowan
Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2005, before me personally appeared Randy O'Connor, to me known to be the person who executed the foregoing instrument on behalf of Kathy Bumbalough O'Connor and acknowledged that he executed the same as the free act and deed of Kathy Bumbalough O'Connor.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2006.

Commission expires:

Amy Adams Gowan
Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE