Davidson County DEEDWARR
Recvd: 08/04/06 10:28 3 pgs
Fees:18.00 Taxes:1875.90

20060804-0095541

File No. 260700773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don W. Morgan		63-188.00
(NAME)	(NAME)	
1558 Hudson Road	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE,

James Arthur Bunch and Susan Elaine Bunch, as trustees of the James Arthur Bunch and Susan Elaine Bunch Revocable Living Trust Dated April 21, 2004,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don W. Morgan and Deborah H. Morgan,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

Being the same property conveyed to James Arthur Bunch and Susan Elaine Bunch, as trustees of the James Arthur Bunch and Susan Elaine Bunch Revocable Living Trust Dated April 21, 2004 by Quit Deed from James A. Bunch and Susan E. Bunch, Husband and Wife of record in Instrument Number 20050207-0013975, Register's Office for said County.

Being the same property conveyed to James A. Bunch and Wife Susan E. Bunch by deed dated September 12, 2001 from Margaret Marie Piercey Dillard, Unmarried of record in Instrument Number 20010920-0102206, Register's Office for said County.

Easement as shown of record in Instrument Number 20010830003971, Register's Office for said County.

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

Easement as shown of record in Instrument Number 20010830003971, Register's Office for said County.

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

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 1558 Hudson Road, Madison, TN 37115

(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), 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), 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 hands this 28th day of July, 2006.

James Arthur Bunch, Trustee

James Arthur Bunch, Trustee

Susan Elaine Bunch, Trustee

Susan Elaine Bunch, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Arthur Bunch and Susan Elaine Bunch, as trustees of the James Arthur Bunch and Susan Elaine Bunch Revocable Living Trust Dated April 21, 2004 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2006.

Commission expires 6-9-07

Wendy L. Locke

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260700773

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Tract Four of Dillard Hill Estates, nor of records, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 of the Final Plat, Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at an iron rod situated in the southerly margin of Hudson Road, said point also being the NE corner of the William J. Dillard and wife property of record in Book 5883, page 211, RODC, TN; thence along said road N 80° 41' 51"E a distance of 51.23' to an iron rod; thence leaving said road S 21° 53' 11"E a distance of 342.55' to an iron rod; thence S 49° 07' 17"E a distance of 265.05' to an iron rod; thence S 21 ° 39' 26"E a distance of 209.89' to an iron rod; thence S 08° 09' 50"E a distance of 501.75' to the POINT OF BEGINNING of the herein described tract of land; thence N 81° 50' 10"E a distance of 548.05' to an iron rod; thence S 25° 55' 02" E, a distance of 405.02' to an iron rod; thence S 81° 50' 10"W a distance of 494.41' to an iron rod; thence N 50 ° 18' 40"W a distance of 263.96' to an iron rod; thence N 08° 09' 50"W a distance of 190.02' to the point of beginning.