WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/07 11:25 2 pgs
Fees:13.00 Taxes:473.60
20070417-0045705

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Michelle L Maurone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Anne Bumgarner	Greenpoint Mortgage Funding, Inc.	142150D00900C0
(NAME) 406 Sunvalley West	(NAME) 2730 West Tyvola Road, Suite 300	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Charlotte, NC 28217	
(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, Catherine H. Laughlin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Anne Bumgarner, unmarried, 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 Unit No. 9 on the Plan of Sun Valley Townhomes, a Planned Unit Development, as of record in Plat Book 6900, Page 519, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Catherine H. Laughlin, unmarried, by Warranty Deed dated February 21, 2006, from Benjamin L. Daniel, as of record in Instrument No. 20060327-0034718, 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 406 Sunvalley West, Nashville, TN 37221

(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 my hand this 16th day of April, 2007.

Catherine H. Laughlin

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 Catherine H. Laughlin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY