WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/07 08:44 2 pgs
Fees:13.00 Taxes:314.50

20070508-0055038

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Smith	Michael R. Smith	Map 53-16
(NAME)	(NAME)	
411 Pitts Avenue	94 Cassie Bell Dr.	
(ADDRESS)	(ADDRESS)	Parcel 75
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **Shannon D. Bunch and wife, Dalphna R. Bunch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Smith, an unmarried man**, 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 part of Lot No. 10, as shown on an unrecorded map of the Life and Casualty Insurance Company's property, described according to a survey made by Harvey Gee, September 7, 1948, as follows:

Beginning on the westerly margin of Pitts Avenue at a point 15 feet south of the intersection of Pitts Avenue and the southerly margin of the Tennessee Central Railroad Right of Way; thence North 50 deg. 05' West 440 feet to an iron pin; thence South 33 deg. 50' West 90 feet to an iron pin in a fence line; thence with said fence line, South 50 deg. 20' feet East 448 feet to an iron pin in the westerly margin of Pitts Avenue; thence with said Avenue, northwardly 90 feet to the beginning.

Being the same property conveyed to Shannon D. Bunch and wife, Dalphna R. Bunch by Deed from the Estate of Christine Bivins, filed for record 09/02/97 in Record Book 10589, Page 367, Register's Office for Davidson County, Tennessee.

Subject to an easement in favor of Metropolitan Davidson County as shown of record in Book 9027, Page 191, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 411 Pitts Avenue, Old Hickory, TN 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 3 day of May, 2007.

Shannon D. Bunch

Dalphna R. Bunch

STATE OF Florida

COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public, Shannon D. Bunch and Dalphna R. Bunch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Winter Haven, Florida, this 3 day of May, 2007.

Commission expires:

Notary Public

JEANETTE G. BAKER
Notary Public, State of Florida
My comm expires Mar 14 2008
Comm No DD277498