WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 14:02 2 pgs
Fees:13.00 Taxes:419.21

20070611-0069856

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00

Aaron Cantor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: August 23, 2009.
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. 8/23/2009 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron Cantor	Churchill Mortgage Corporation	Davidson: 2-15/2
(NAME) 1102 Virginia Avenue	(NAME) 761 Old Hickory Blvd., Ste. 400	Robertson: 132N-A-59.02
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	
(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, **Stan W. Bumgarner, unmarried and Dina F. Bumgarner**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Cantor, a single man, and Teri Newbern, a single woman as joint tenants with specific right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ROBERTSON COUNTY*STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: AND IN DAVIDSON COUNTY,

BEING Lot No. 4, on the Plan of Replat of Lot 2, David Mitchell Lots Highland Avenue of record in Plat Book 20, Page 117, Register's Office for Robertson County, Tennessee, and of record as Instrument Number 20070530-0063914, Register's Office for Davidson County, Tennessee, to which plan references are here made for a more complete description of said lot. Said Lot 4 is a portion of Lot 2 on the plan of the Final Plat of David Mitchell Lots Highland Avenue of record in Plat Book 12, Page 31, Register's Office for Robertson County, Tennessee and of record as Instrument Number 20001005-0098949, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Stan W. Bumgarner and wife, Cheryl Carr Bumgarner and Dina F. Bumgarner, unmarried by deed from James David Mitchell and wife, Rebecca K. Mitchell of record in Record Book 825, Page 40, Register's Office for Robertson County, Tennessee and of record as Instrument Number 20030204-0015093 in the Register's Office for Davidson County, Tennessee. Property further conveyed to Stan W. Bumgarner, unmarried and Dina F. Bumgarner, unmarried by quitclaim deed from Cheryl Carr Bumgarner of record in Record Book _____, Page _____, Register's Office for Robertson County, Tennessee and as Instrument Number * in the Register's Office for Davidson County, Tennessee.

*20070611-0069854

This conveyance is subject to all matters on plan of record in Plat Book 12, Page 31, and Plat Book 20, Page 117, in the Register's Office for Robertson County, Tennessee and as instrument numbers 20001005-0098949 and 20070530-0063914 in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

Stan W. Bumgarner executed this instrument on behalf of Dina F. Bumgarner as her Attorney in Fact pursuant to Power of Attorney of record in Record Book _____, Page _____, Register's Office for Robertson County, Tennessee and of record as Instrument Number 20070611-0069855, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1102 Virginia Avenue, Goodlettsville, TN 37072

(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 5th day of June, 2007.

Stan W. Bumgarner

Stan W. Bumgarner

Dina F. Bumgarner

Dina F. Bumgarner
By: Stan W. Bumgarner, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stan W. Bumgarner the bargainor(s), 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 Springfield, Tennessee this 5th day of ~~May~~ June, 2007.

Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON

My Commission Expires: 8/23/09

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stan W. Bumgarner as Attorney-in-Fact for Dina F. Bumgarner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Springfield, Tennessee, this the 5th day of May, , 2007.

Witness my hand and official seal at White House, Tennessee this 5th day of June, 2007.

Commission expires: August 23, 2009

Pam S. Atchley
Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON