WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 14:22 2 pgs
Fees:13.00 Taxes:86.95

20070611-0069874

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(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 NUMBERS
Searcy Builders, LLC	Searcy Builders, LLC	Davidson:Map 2-15, Par. 1
(NAME) 2550 Highway 41 S	(NAME) Highland Avenue	Robertson: 132N-A-59.01
(ADDRESS) Greenbrier, TN 37073	(ADDRESS) Goodlettsville, TN 37072	
(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 **Searcy Builders, LLC**, 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:

BEING Lot No. 3, 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 3 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 20070611-0069854 in the Register's Office for Davidson County, Tennessee.

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 pursuant to Power of Attorney of record in Record Book _____, Page _____, Register's Office for Robertson County, Tennessee and of record as Instrument Number* _____, Register's Office for Davidson County, Tennessee.

* 20070611-0069855

unimproved ☒

This is improved ☐ property, known as Highland 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 PK 2007.

Notary Public

My Commission Expires: 8/23/09

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

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: 8/23/09

Notary Public

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