File No. 270700457

WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2007.

Caroline Chappell
Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/25/07 14:05 2 pgs
Fees:13.00 Taxes:830.65
20070725-0088338

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Bumgarner	SunTrust Mortgage	161-10-OB-192.00CO
(NAME)	(NAME)	
4836 Enoch Drive	201 4th Ave N., 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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, Felicia J. Calabrese and Richard G. Strauss, as joint tenants in common with first rights of survivorship, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Bumgarner and Rachel Krick, both unmarried, as joint tenants in common with right of survivorship, 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:

Being Lot No. 38 on the Plan of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, page 949, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Felicia J. Calabrese and Richard G. Strauss, as joints tenants in common with rights of survivorship by Warranty Deed from Wendy L. Vasquez and Gabriel L. Vasquez, husband and wife of record in instrument No. 20040503-0050053, Register's Office for Davidson County, Tennessee, dated 4/29/04.

Subject to all matters as set forth per Plat Book 9700, Page 949, Register's Office of said County.

Restrictions of record in Book 6143, page 11 amended in Book 6393, page 495 and amended in Book 8807, page 831; Book 11526, page 579, and Instrument No. 20000606-0056066, Register's Office of said County.

HOA Charter of record in Instrument No. 2000060-60056067, Register's Office of said County.

Quitclaim to HOA for Open Space of record in Instrument No. 20001214-0122894, Register's Office of said County.

Storm water detention easement of record in Book 11078, page 919, Instrument No. 20040622-0073413 and Instrument No. 20010227-0018048, Register's Office of said County.

Ingress/Egress easement set out in Book 11076, page 537 and Book 11076, page 661, Register's Office of said County.

Plat regarding removal of sidewalks in Instrument No. 20031219-0181287 and Instrument No. 20031219-0181286, Register's Office of said County.

Subject to an agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8197, page 338, Register's office of said County.

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 4836 Enoch Drive, Nashville, TN 37211
(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 24th day of July, 2007.

Felicia J. Calabrese

Richard G. Strauss

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Felicia J. Calabrese and Richard G. Strauss, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/24/2007.

Witness my hand at office this 24th day of July, 2007.

Commission expires:

10/10/09

Notary Public

DONALD R. BARRETT JR.
STATE OF TENNESSEE NOTARY PUBLIC

File Number: 270700457

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027