File No. 280601114

WARRANTY DEED

Return to:

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,600.00

Bruce Curry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 07/02/08 09:04 2 pg:
Fees:13.00 Taxes:627.52

20080702-0068160

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared W. Bunting	New Owner	062-02-0A-0228.00
(NAME)	(NAME)	
2913 Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

Sharon A. Able and Husband Thomas Able,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Jared W. Bunting and Barbara J. Bunting, husband and wife,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 220 on the Final Plat River Trace Estates, Phase I, Section 4 & 5, as of record in Plat Book 9700, Page 409, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sharon A. Able by Deed from Michael Ray Copelin and Diana Marie Copeland, Husband and Wife of record in Instrument Number 200512270153346, Register's Office for said County.

Thomas Able joins in this conveyance to convey any and all rights he may have in this property.

Transmission Line Easement as shown of record in Deed Book 3959, Page 595 and Book 1163, Page 341; Grant and indemnity Agreement as shown in Book 6583, Page 698 and Book 7030, Page 798, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6851, Page 370 and Book 6982, Page 747, Register's Office of said County.

By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Subject to Homeowner's Association Dues.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2913 Riverbend Drive, Nashville, TN 37214

(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 27th day of June, 2008.

Sharon A. Able

Sharon A. Able

Thomas W. Able

Thomas Able

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sharon A. Able and Thomas Able the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of June, 2008.

Commission expires: 11/22/09

Judy Reed

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280601114

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122