WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061594 DEEDWARR
Recvd: 09/08/09 15:11 2 pgs
Fees:13.00 Taxes:341.88
20090908-0084151

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-7-09

(AFFIX SEAL)

MICHELLE WILKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES:
SEPTEMBER 7, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dahlia C. Tamba	Bank of America	052-07-0 005.00
(NAME)	(NAME)	
629 Kinsey Blvd.	P.O. Box 1675	052-07-0 005.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Coraopolis, PA 15108-6903	
(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, Runion Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dahlia C. Tamba, unmarried, 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 Lot No. 9 in Block "B" on the Unrecorded Plan of Homeacres, as subdivided by Blanchard & Parrish Surveyors, which fronts 100 feet on the East side of Kinsey Road and runs back toward Center Street between lines measuring 262.6 feet on the North and 265.0 feet on the South to the rear of said lot which measures 100 feet in width.

Being the same property conveyed to Runion Properties, LLC, by deed of record in Instrument no. 20070822-0100522, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 629 Kinsey Blvd., Madison, TN 37115

(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 my hand this 1st day of September, 2009.

Runion Properties, LLC

By: Jeffrey E. Runion

Jeffrey E. Runion, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey E. Runion with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Runion Properties, LLC and that he/she as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Davidson, Tennessee this 1st day of September, 2009.

Commission expires:

1-21-2013

KEK

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public