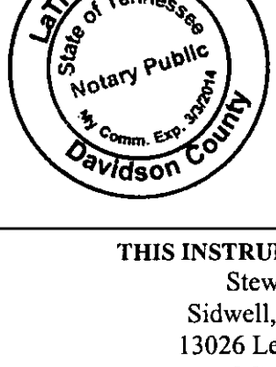
File No. 210050445

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014
(AFFIX SEAL)

Box 13
15770

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

BILL GARRETT, Davidson County
Trans:T20100042562 DEEDWARR
Recvd: 07/12/10 11:38 2 pgs
Fees:13.00 Taxes:358.90

20100712-0054489

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Earl McLaughlin	Proficio Mortgage Ventures LLC	064090I5500 ~~106409015500~~
(NAME) 4230 Woods Street	(NAME) 105 E Robinson Street Suite 220	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Orlando FL 32801	
(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, Regina K. McGee-Bunt* and husband, Danny Bunt, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William Earl McLaughlin and wife,Meghan Lee McLaughlin, 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:

*F.K.A. REGINA K. McGee

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Berryhill, W.A. Bryan's Subdivision of the Berry Tract, Block 4, as of record in Plat Book 421, Page 117, Register's Office for Davidson 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 Regina K. McGee by Deed dated August 18, 2000 from Jimmy Riggins and Roy Riggins and Carolyn Cox and Teresa Frye of record in Instrument No. 20000919-0092922, Register's Office for said County. The said Regina K. McGee having since married and now known as Regina K. McGee-Bunt.

Subject to all matters as set forth on the plat of record in Plat Book 421, Page 117, Register's Office of said County.

Danny Bunt joins in this conveyance to convey any and all rights he may have in this property.

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 4230 Woods Street, Old Hickory, TN 37138
(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 29th day of June, 2010.

Regina K. McGee-Bunt

Regina K. McGee-Bunt

Danny Bunt

Danny Bunt

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Regina K. McGee-Bunt and Danny Bunt 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 29th day of June, 2010.

Commission expires: 6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kimie Perry

Notary Public

File Number: 210050445

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122