Prepared By & Return To:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF October, 2010.

Notary Public

Commission Expiration: 6-26-11

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kacey Bundy 206 Dellrose Dr Nashville, TN 37214	Same	84-14-0-211

WARRANTY DEED

FOR AND IN 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, Charles Gordon Latimer and wife, Bettye Martin Latimer, HEREINAFTER REFERRED TO AS THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kacey Bundy, HEREINAFTER CALLED THE **GRANTEE**, 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. 57 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for said County.

Beginning at a point in the northerly margin of Dellrose Drive, as the common corner of Lots 56 and 57; thence with the margin of said Drive, easterly 35.6 feet to a concrete monument at the beginning of a curve, and continuing with the margin of said Drive, around said curve, 155.3 feet to a concrete monument in the westerly margin of said Drive, and continuing with the westerly margin of said Drive, northerly 40.8 feet to the common corner of Lots 57 and 58; thence with the line between said lots, westerly 134.5 feet to the common rear or northerly corner of Lots 56 and 57; thence with the line between said lots, southerly 141.4 feet to the beginning.

Being the same property conveyed to Charles Gordon Latimer and wife, Bettye Martin Latimer by Quitclaim Deed from Charles Michial Latimer dated 11/26/08 and recorded on 12/02/06 in Instrument No. 20081202-0116864 at Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 206 Dellrose Dr, Nashville, Tennessee 37214.

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 unemcumbered, 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.

BILL GARRETT, Davidson County
Trans:T20100069868 DEEDWARR
Recvd: 11/03/10 13:37 2 pgs
Fees:13.00 Taxes:580.90

20101103-0088197

Witness my hand this 29th day of October, 2010.

Charles Gordon Latimer

Bettye Martin Latimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Gordon Latimer and wife, Bettye Martin Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of October, 2010.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11