BILL GARRETT, Davidson County
Trans:T20110049893 DEEDWARR
Recvd: 08/15/11 13:26 2 pgs
Fees:13.00 Taxes:925.00
20110815-0062792

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File # M1586CB

FROM: LEO C. BUNT AND WIFE, NELL BUNT

TO: LEO CARY BUNT, A SINGLE PERSON

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100--- ($10.00)---DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, LEO C. BUNT AND WIFE, NELL BUNT, have bargained and sold, and by these presents, do transfer and convey unto the said LEO CARY BUNT, A SINGLE PERSON, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Christiansted Valley, Phase 1, Revision 1, of record as Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County taxes for 2002 which have been prorated between the parties and assumed by Grantee.
2. All matters shown on plan of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 199912210305559 and amended by Instrument No. 200007280074515, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Leo C. Bunt and wife, Nell Bunt, by Warranty Deed dated July 31, 2002, from Regent Development, LLC, a Tennessee Limited Liability Company, of record in as Instrument No. 20020802-0092764, Register's Office for Davidson County, Tennessee.

PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH REQUESTED.

MAP & PARCEL: 172-10-O-B082.00

PROPERTY ADDRESS: 6217 PALOMAR COURT, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said LEO CARY BUNT, his heirs and assigns forever. And we do covenant with the said LEO CARY BUNT, 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, except for the conditions and restrictions as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to LEO CARY BUNT, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 30th DAY OF January, 2006.

Leo C. Bunt
LEO C. BUNT

Nell Bunt
NELL BUNT

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 30th day of January, 2006, before me personally appeared LEO C. BUNT AND WIFE, NELL BUNT, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

KIMBERLY L. DAVENPORT NOTARY PUBLIC AT LARGE LAWRENCE COUNTY, TENN.
SEAL

Kimberly L. Davenport
NOTARY PUBLIC
My Commission Expires: 2-6-06

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leo C. Bunt
AFFIANT

Subscribed and sworn to before me this 30th day of January, 2006.

KIMBERLY L. DAVENPORT NOTARY PUBLIC AT LARGE LAWRENCE COUNTY, TENN.
SEAL

Kimberly L. Davenport
NOTARY PUBLIC
My Commission Expires: 2-6-06

New Owner
SEND TAX BILLS TO:
Leo Cary Bunt
6217 Palomar Ct.
Nashville, TN 37211

MAIL RECORDED DOCUMENT TO: