Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2011

Notary Public

MY COMMISSION EXPIRES: 5-4-15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110062270 DEEDWARR
Recvd: 10/06/11 09:37 2 pgs
Fees:13.00 Taxes:592.00
20111006-0077607

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda L. Bunn	Primary Residential Mortgage, Inc.	172120B08200 CO
(NAME)	(NAME)	
412 Crestfield Court	5115 Maryland Way Ste 139	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Kimberly M. Eden**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda L. Bunn**, 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. 387, on the plan of Section Six, Bradford Hills, of record in Book 7900, Page 6, as amended in Book 7900, page 290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly M. Eden by Warranty Deed from Jonathan D. Rock and Cara L. Rock dated June 10, 2005 and filed of record on June 17, 2005 in Instrument Number 20050617-0069659, Register's Office of Davidson County, Tennessee.

Cecil Boatwright, spouse of Kimberly M. Eden, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 412 Crestfield 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 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, has 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 our hands this **29th** day of **September, 2011**

Kimberly M. Eden by Kelly Callaghan as Attorney in Fact

Cecil Boatwright by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of September, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kimberly M. Eden, and who acknowledged that she executed the same as the free act and deed of the said Kimberly M. Eden, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111006000077606, said Register's Office.

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand and official seal this 29th day of September, 2011.

NOTARY

My Commission Expires: 5-4-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of May, 2005, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cecil Boatwright, and who acknowledged that she executed the same as the free act and deed of the said Cecil Boatwright, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111006000077606 said Register's Office..

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand and official seal this 29th day of September, 2011.

NOTARY

My Commission Expires: 5-4-15