File No. 11100048

WARRANTY DEED

SHELLEY A. MADDOX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-30-2014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00.

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2011.

Shelley A Maddox
Notary Public

MY COMMISSION EXPIRES: 6/30/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110074142 DEEDWARR
Recvd: 11/23/11 09:19 2 pgs
Fees:13.00 Taxes:427.35
20111123-0091663

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Bullington	SunTrust Mortgage	15004008900
(NAME) 816 Fredricksburg Drive	(NAME) P.O. Box 57028	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Irvine, CA 92619-7028	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenn Hyrdum**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Timothy W. Bullington, unmarried**, hereinafter called the GRANTEE, his 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. 618 on the Plan of Kensington of Priest Lake Subdivision, Section Two, as of record in Plat Book 6250, Page 592 and 593, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenn Hyrdum by Quitclaim Deed of record in Instrument No. 201008130064168, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 6250, Page 592-593; Restrictions of record in Book 6632, Page 820; Deed of Conveyance of record in Book 7154, Page 323; Deed of Conveyance of record in Book 7154, Page 352; Register's Office for Davidson County, Tennessee.

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.

This is improved ☒ property, known as 4032 Lancashire Drive, Antioch, TN 37013
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 21st day of November, 2011.

Kenn Hyrdum

BY: _____

Nathaniel H. Koenig, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathaniel H. Koenig, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he is the attorney-in-fact for Kenn Hyrdum, and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in Instrument No. 20111014008036, of the Register's Office for Davidson County, Tennessee.

Witness my hand at office this 21st day of November, 2011.

Commission expires:

CARLA RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public

File Number: 11100048

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130