BILL GARRETT, Davidson County
Trans:T20110079443 DEEDWARR
Recvd: 12/15/11 12:53 2 pgs
Fees:13.00 Taxes:296.00
20111215-0097791

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Valija Bumbulis 3237 Priest Wood Drive Nashville, Tennessee 37214	SEND TAX BILLS TO: PrimeLending 18111 Preston Rd., Ste. 900 Dallas, TX 75252	MAP-PARCEL NUMBERS: 10816005100

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

STEVEN LEPARD and wife, COLLEEN DICHIARO

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

VALIJA BUMBULIS

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:

Being LOT No. 30A, Zone Lot Division Lots 24 and 25 of Section Two Revision of Lots 24 aNd 25 and Lot 30 of Section 2 on the Plan of Lakeview Hills Subdivision of record in Plat Book 5800, Page 137 and amended in Book 5200, Page 754, Register's Office for Davidson County, Tennessee, to which plate reference is hereby made for a more complete description.

Said Lot 30-A fronts 39.10 feet on the southerly margin of Priest Wood Drive and extends back 180.78 feet on the easterly line and 145.41 feet on the broken westerly line to a dead line in the rear, measuring 36.87 feet thereon together with as an appurtenance hereto that certain driveway easement as shown on said plan.

Being the same property conveyed to Steven LePard by warranty deed from Cynthia L. Greer, aka Cynthia Monks of record in Instrument No. 20000606-0056616 in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6156, Page 638 and Book 5200, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Colleen Dichiaro joins in this conveyance to convey any and all marital interest she possesses in the property.

This is improved property known as **3237 Priest Woods Drive, 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 GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 14th day of December, 2011

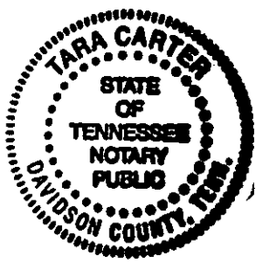
STEVEN LEPARD

COLLEEN DICHIARO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **STEVEN LEPARD and COLLEEN DICHIARO,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of December, 2011.



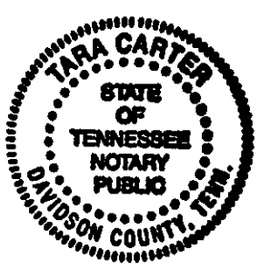
Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $79,999.00.

AFFIANT

Sworn to and subscribed to before me this 14th day of December, 2011.



Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13