WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Margaret Bushart	SunTrust Mortgage, Inc.	117-2-C-43CO
(NAME) 684 Timber Lane	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN ~~37205~~ 37215	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Robert Ward Bushart II and wife, Nelda C. Bushart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Margaret Bushart**, 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 Unit No. 43, together with carport designated 43-A, on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park condominium, a horizontal property regime established by Master Deed of record in Book 3815, page 778; amended in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; and Book 11288, page 513; said Register's Office.

Being the same property conveyed to Walter Russell Trapp and spouse, Gail Trickett Trapp by deed from Susan Holloway Haynes McCoy, married of record in Instrument No. 20081210-0119195 and further conveyed to Robert Ward Bushart, II and wife, Nelda C. Bushart by deed from Walter Russell Trapp and wife, Gail Trickett Trapp of record in Instrument No. 20111007-0078164 Register's Office for Davidson County, Tennessee datged October 7, 2011

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **684 Timber Lane, Nashville, TN ~~37205~~ 37215**

(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 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 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 19th day of December, 2011.

Robert Ward Bushart II

Nelda C. Bushart

BILL GARRETT, Davidson County
Trans:T20110080512 DEEDWARR
Recvd: 12/20/11 12:21 2 pgs
Fees:13.00 Taxes:851.00
20111220-0099321

STATE OF KENTUCKY

COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ward Bushart II and wife, Nelda C. Bushart, the bargainors, 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 Fulton, Kentucky this 13th DAY OF DECEMBER, 2011.

Commission expires: 5/5/2012

Brandi Roberts

Notary Public

