BILL GARRETT, Davidson County
Trans:T20120055705 DEEDWARR
Recvd: 07/30/12 11:23 2 pgs
Fees:13.00 Taxes:610.50

20120730-0066845

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lamont Bunch and Sharon E. Bunch, husband and wife	U.S. Bank National Association	03305000500
	(NAME)	
216 Birdwell Court	P O Box 7298	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shaphin L. Martin and wife, Trevecca R. Martin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Lamont Bunch and Sharon E. Bunch, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 5 ON THE PLAN OF BIRDWELL SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 8250, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHAPHIN L. MARTIN, UNMARRIED, AND GARRETT MARTIN, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM WAYNE BURKEEN, JASON BURKEEN AND MICHAEL BURKEEN, D/B/A: MTR CONTRACTORS, A TENNESSEE PARTNERSHIP, OF RECORD IN BOOK 10619, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SHAPHIN L. MARTIN AND WIFE, TREVECCA R. MARTIN, TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM SHAPIN L. MARTIN, OF RECORD BY INSTRUMENT NO. 20120302-0018606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 216 Birdwell Court, Goodlettsville, TN 37072
(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 my/our hand(s) this 26th day of July, 2012.

WARRANTY DEED
(Continued)

Shaphin L. Martin

Trevecca R. Martin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shaphin L. Martin and wife, Trevecca R. Martin, the herein bargainor(s), 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, this the 26th day of July, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title
1531 Hunt Club Blvd., Ste. 106
Gallatin, TN 37066