WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

FSBO12-7425

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Boulter	BancorpSouth Bank (NAME)	
7425 Somerset Place	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tupelo, MS 38803	141-15D-069.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID C. KUNKEL AND WIFE, NANCY S. KUNKEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY BOULTER AND CRISTI BOULTER, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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. 69 on the Plan of Resubdivision of Lots 67 - 73, 121 - 127 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Plat Book 6900, Page 985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Kunkel and wife, Nancy S. Kunkel by Deed from Bobby W. Blackmon and spouse, Linda Blackmon of record in Instrument No. 20070928-0115665, Register's Office for Davidson County, Tennessee, dated September 26, 2007.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, page 985; Book 6925, apge 900; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; Book 9313, page 806; Book 7145, page 964; Book 8146, page 463; Plat Book 6900, page 395; Book 6939, page 983; Book 8276, page 238; Book 5738, page 829; Book 4136, page 525; Book 4279, apge 731, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7425 Somerset Place, Nashville, Tennessee 37221
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of September, 2012.

David C. Kunkel

David C. Kunkel

Nancy S. Kunkel

Nancy S. Kunkel

Davidson County DEEDWARR
Recvd: 10/04/12 09:10 3 pgs
Fees:18.00 Taxes:1067.45
20121004-0090793

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2012, before me personally appeared David C. Kunkel and wife, Nancy S. Kunkel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

