Davidson County DEEDWARR
Recvd: 07/09/13 15:42 2 pgs
Fees:13.00 Taxes:155.40
20130709-0071029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 42,000.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public

My commission expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CRIPPLE CREEK PROPERTIES LLC	New Owner	**07116032000**
126 A 39th Ave N.		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

RICK BISHOP, MARRIED and TERESA BAMFORD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CRIPPLE CREEK PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 Lot No. 35 on the Map of Thorney Place, as of record in Book 332, Page 3, Registers Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the Southerly side of W. McKennie Avenue (formerly Dayton Avenue) and runs back between parallel lines 145 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO RICK BISHOP AND TERESA BAMFORD BY SUBSTITUTE TRUSTEE'S DEED FROM PATRICK A TAGGART, AS SUBSTITUTE TRUSTEE DATED 01/14/10 AND RECORDED ON 01/20/10 IN INSTRUMENT NO. 20100120-0004797, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF THE GRANTOR NOR HIS/HER SPOUSE OR ANY DEPENDENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 825 WEST MCKENNIE AVE, NASHVILLE, TN 37206.

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 in 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 28th day of June, 2013.

RICK BISHOP

TERESA BAMFORD

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, RICK BISHOP and TERESA BAMFORD, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY