Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20130060314 DEEDWARR
Recvd: 07/16/13 08:49 2 pgs
Fees:13.00 Taxes:684.50

20130716-0073223

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 15 day of July 2013.

Notary Public
My commission expires: My Commission Expires September 9, 2014

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew B. Bunch	First Bank	172080B05700C0
1804 Champions Drive	3500 Blue Lake Dr. Ste 325	
Nashville TN 37211	Birmingham, AL 35243	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paul R. Huber and wife Rebecca J. Huber hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew B. Bunch unmarried man and Rhonnie Ann Janoe, unmarried woman, as tenants in common with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57, Phase 2, on the plan of Bridle Downs, formerly Forest Acres, Section 3, Phase 1, of record in Plat Book 7900, page 241, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul R. Huber and wife Rebecca J. Huber by deed from John D. Spear by deed of record in Instrument No. 20100902-0069788 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Bridle Downs, Phase 2, formerly Forest Acres, Section 3, Phase 1, of record in Book 7900 Page 241, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 7448, page 772, and amended in Book 8814, page 631, and Book 9818, page 68, Book 9873, page 497, Register's Office for Davidson County, Tennessee 4) Charter of Bridle Downs Homeowner's association of record in Book 8814 Page 604

This property is improved property known as 1804 Champions Drive, Nashville, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 11th day of July, 2013.

Paul R. Huber

Rebecca J. Huber Huber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. Huber and Rebecca J. Huber, the 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 at Franklin, Tennessee, this 11th day of July, 2013.

Notary Public

My Commission expires: 2/20/15

FILE NO: 07726

