BILL GARRETT, Davidson County
Trans:T20130063377 DEEDWARR
Recvd: 07/25/13 10:12 2 pgs
Fees:13.00 Taxes:2164.50

20130725-0076963

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES
(AFFIX SEAL) OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John B. Buntin | New OWNER | 105-13-0 |
| (NAME) | (NAME) | (MAP) |
| 1409 Ashwood Avenue | 1409 Ashwood Ave | 059.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37212 | Nashville TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathryn Williams, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John B. Buntin and wife Melinda B. Buntin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 37 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 37 fronts 50 feet on the South side of Ashwood Avenue and runs back between parallel lines, along the East margin of 15th Avenue South, formerly Washington Street, 169 feet to an alley.

Being the same property conveyed to Kathryn Williams by Warranty Deed from Mary Jenkins Hardin and husband, Brett Sheriff of record at Instrument No. 20060922-0117723, dated September 21, 2006 and recorded on September 22, 2006, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1409 Ashwood Avenue, Nashville, Tennessee 37212

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 12th day of July, 2013.

Kathryn Williams

Kathryn Williams

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathryn Williams; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 12th day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

