39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077921 DEEDWARR
Recvd: 09/09/13 13:42 2 pgs
Fees:13.00 Taxes:954.60
20130909-0094986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICIA J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tihamer Levendovszky and Swati D. Rane	Shelter Mortgage Company, LLC	155-10A-036.00
(NAME)	(NAME)	
8481 Indian Hills Drive	2550 Meridian Blvd., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Elizabeth Porter Bumpous, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tihamer Levendovszky and Swati D. Rane, husband and wife, 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. 88 of the Plan of McCrory Trace Estates, as of record in Plat Book 6900, Pages 720, 721, 722, & 723 and amended in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Porter Bumpous, by deed of record in 20101229-0103549, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of McCrory Trace Estates of record in Book 6900, Page 720, Register's Office for Davidson County, Tennessee. Covenants of record in Book 7241, Page 597, Book 7576, Page 831, and Book 7576, Page 846, Register's Office for Davidson County, Tennessee. Easement of record in Book 4150, Page 109, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8481 Indian Hills Drive, Nashville, TN 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 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 hand this 6th day of September, 2013.

Elizabeth Porter Bumpous

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 Elizabeth Porter Bumpous, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of September, 2013.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public