BILL GARRETT, Davidson County
Trans:T20130080435 DEEDWARR
Recvd: 09/17/13 11:29 2 pgs
Fees:13.00 Taxes:1254.30
20130917-0097851

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080132** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $339,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terrence P. Todd Joanne T. Todd 4400 Belmont Park Ter 152 Nashville TN 37215	New Owner	Tax Parcel ID No. 131030B15200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold E. Bumbalough and Frances W. Bumbalough, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrence P. Todd and Joanne T. Todd, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 152, ARDEN PLACE, SECTION II, as shown on plat of record in Plat Book 4675, Page 119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Harold Reeves, Trustee to Harold E. Bumbalough and wife, Frances W. Bumbalough, as Tenants by the Entirety as recorded on the 6th day of May, 1992 in Deed Book 8620, Page 67 and Warranty Deed from Sheridan Construction Company, a Tennessee Corporation to Harold E. Bumbalough and wife, Frances W. Bumbalough as recorded on the 12th day of August, 1975 in Deed Book 4941, Page 70, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARDEN PLACE, SECTION II, as recorded in Plat Book 4675, Page(s) 119.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and Instrument No. 20070816-0098235

Charter recorded in Book 4749, Page 634.

This is improved property located at 4400 Belmont Park Ter 152 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2013.

Harold E. Bumbalough

Harold E. Bumbalough

Frances W. Bumbalough

Frances W. Bumbalough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold E. Bumbalough and Frances W. Bumbalough, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014