WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030258 DEEDWARR
Recvd: 05/02/14 11:13 2 pgs
Fees:13.00 Taxes:4255.00
20140502-0037319

R-FSBO-14-1612

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: January 9, 2016

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Buntin (NAME)	**John Buntin** (NAME)	**104-16-360.00**
1612 Linden Avenue (ADDRESS)	**1612 Linden Avenue** (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (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 considerations, the receipt of which is hereby acknowledged, **MARSHALL MORGAN AND WIFE, SUSAN G. HULME,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN BUNTIN AND MELINDA BEEUWKES BUNTIN, HUSBAND AND WIFE,** hereinafter called the 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 LOT 54, BELMONT LAND CO'S PLAN SHOWING SUBDIVISION OF 10 ACRES AND RESUBDIVISION OF LOTS 1-6 AND 20-25, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34, 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 MARSHALL MORGAN TO MARSHALL MORGAN AND WIFE, SUSAN G. HULME, AS TENANTS BY THE ENTIRETY AS RECORDED ON THE 18TH DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021018-0128064, RECORDED AT INSTRUMENT NO. 20021021-0129202 AND WARRANTY DEED FROM STEPHAN C. SHARP AND WIFE, SARAH KNOWLTON SHARP TO MARSHALL MORGAN, A SINGLE PERSON AS RECORDED ON THE 21ST DAY OF JUNE, 1994 IN BOOK 9384, PAGE 733, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2014 PROPERTY TAXES AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE..

This is ( ) **unimproved** (X) **improved** property known as **1612 Linden 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 1st day of May, 2014.

Marshall Morgan

Susan G. Hulme

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall Morgan and Susan G. Hulme, the within named bargainor, 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 and official seal, this the 1st day of May, 2014.

Notary Public

My Commission Expires: 3-6-18

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212