WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 5-18-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Oliver C. Norris	American Mortgage Service Co.	Parcel ID:
4854 Shasta Drive	11503 Springfield Pike	13316019500
Nashville, TN 37211	Cincinnati, OH 45246	

FOR AND IN 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, we

Christopher W. Pegram, Trustee, T/U/W Jeffrey Keith Bunday F/B/O James W. Bunday

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Oliver C. Norris and Sarah R. Norris, husband and wife nereinafter 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. 73 on the Plan of Section Two, Welch Meadows, of record in Book 3700, Page 60, Register's Office for said County.

SAID Lot No. 73 fronts 76.53 feet on the easterly margin of Shasta Drive and extends back 134.50 feet on the northerly line and 137.19 feet on the southerly line to a dead line in the rear, measuring 92.27 feet thereon.

Being the same property conveyed to Christopher W. Pegram, Trustee, T/U/W Jeffrey Keith Bunday F/B/O James W. Bunday, by Executor's Quitclaim Deed from Christopher W. Pegram, Executor of the Estate of Jeffrey Keith Bunday, of record in Instrument 20130211-0013846, said Register's Office, dated February 1, 2011. See also deed of record in Book 9259, Page 73, said Register's Office, and Will of record in File #12P-1216, Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4004, Page 340, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 60, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4854 Shasta Drive, Nashville, TN 37211

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 30th day of July, 2014.

The Testamentary Trust of Jeffrey Keith Bunday

BY:
Christopher W. Pegram
Trustee

Davidson County DEEDWARR
Recvd: 08/01/14 16:09 3 pgs
Fees:18.00 Taxes:536.50
20140801-0069334

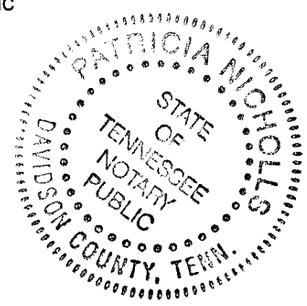
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher W. Pegram, Trustee of The Testamentary Trust of Jeffrey Keith Bunday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of The Testamentary Trust of Jeffrey Keith Bunday, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).