BILL GARRETT, Davidson County
Trans:T20140056882 DEEDWARR
Recvd: 08/05/14 09:20 2 pgs
Fees:13.00 Taxes:296.00
20140805-0070038

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-3-15
File No. 14-9643D

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ricardo Abril and Cherie Abril, husband and wife (NAME)	New Owner (NAME)	43-11-45
208 Myatt Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven Fisher Bunch, unmarried, and Ronald Lawrence Bunch, unmarried, as devisees under the Last Will and Testament of Herbert Fisher Bunch,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo Abril and Cherie Abril, 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:

BEING part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 24 on the Plan of the resubdivision of Lots No. 1 and 13 of the Anderson Estates, not of record, described as follows:

SAID Lot No. 24 fronts a total of 65.3 feet on the West side of Myatt Drive and runs back 136 feet on the South Line and 132 feet on the North line to a line in the rear which measures 65 feet there.

INCLUDED in the above description, but expressly excluded from this conveyance is that property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY of record in Book 4415, Page 856, Register's Office for Davidson County, TN and described as follow:

LAND in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Anderson Estates, as or record in Book 1130, Page 37, Register's Office for said County. Being part of Lot No. 24 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record and described as follows:

BEGINNING at a point in the westerly right-of-way line of Myatt Drive at the northeast corner of the Bunch property; thence Southerly along the present right-of-way line of Myatt Drive 47 feet to a point where the new proposed right-of-way line of Myatt Drive intersects the present right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive 47.3 feet to a point in the Bunch northerly property line; thence easterly along the Bunch's northerly property line 4 feet to the point of beginning and containing 84 square feet.

BEING the same property conveyed Herbert F. Bunch from Carolin Sue Bunch, by Quitclaim Deed dated June 1, 1985, in Book 6879, Page 124, in the Register's Office for Davidson County, Tennessee.

The said Herbert F. Bunch died testate on January 18, 2006.
Pursuant to Last Will and Testament as filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13P-340 and as filed in Instrument No. 20130410-0035270, RODCT, said Last Will and Testament devised the aforementioned property to Steven Fisher Bunch and Ronald Lawrence Bunch, to be divided equally, share and share alike, and therefore having the authority to sell said property. For further reference, see Order filed of record in Instrument No. 20130410-0035269, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Outconveyance and slope Easement as recorded in Book 4415, page 656, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Myatt Drive, Madison, TN 37115.

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. Whenever 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 31st day of July, 2014.

Steven Fisher Bunch — July 31, 2014 Date

Ronald Lawrence Bunch — July 31, 2014 Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Steven Fisher Bunch, unmarried, and Ronald Lawrence Bunch, unmarried, as devisees under the Last Will and Testament of Herbert Fisher Bunch, the bargainor(s), 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 31st day of July, 2014.

My Commission Expires: 9/11/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066