THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150064787 DEEDWARR
Recvd: 08/05/15 10:47 2 pgs
Fees:13.00 Taxes:1026.01
20150805-0077805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF AUGUST, 2015

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Buntin	New Owner	MAP 117-2-C
662 Timber Lane	1612 Linden Avenue	PARCEL 32.00 CO
Nashville, TN 37215	Nashville, Tn 37212	
(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, WE, **Erwin C. Hargrove and wife, Julia M. Hargrove**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John B. Buntin and, Melinda B. Buntin, husband and wife a 98% interest as tenants by the entireties and John C. Buntin and, Sally B. Buntin, husband and wife, 2% interest as tenants by the entireties**

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, on the Plan of Regency Park, of record in Plat Book 3700, Page 111 and 112, in the Register's Office for Davidson County, Tennessee, the part described as follows:

Unit No. 32 on the plan together with the carport designated Number 32A as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, Register's Office for said County, as amended in Book 4364, page 381, changing the name to Regency Park Condominium, and further amended in Book 4767, page 431, Register's Office for said County, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Erwin C. Hargrove and wife, Julia M. Hargrove by Warranty deed from Robert L. Schmid, Jr. and Elizabeth Schmid Earland, Devisees under the Will of Katherine Harris Winter of record in Book 8629, page 356, Register's Office for Davidson County, Tennessee, dated May 18, 1992 and recorded on May 19, 1992. Also see Quitclaim deed of record in Book 8645, Page 351, of record in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **662 Timber Lane, Nashville, TN 37215.**

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 our hand(s) this the 4th day of August, 2015.

Erwin C. Hargrove
Erwin C. Hargrove

Julia M. Hargrove
Julia M. Hargrove

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 **Erwin C. Hargrove** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of August, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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 **Julia M. Hargrove** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of August, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN