WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20150077062 DEEDWARR
Recvd: 09/10/15 11:25 2 pgs
Fees: 13.00 Taxes: 673.40



20150910-0091981

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold V. Nevels Jr.	SunTrust Mortgage, Inc	151090B13900C0
(NAME)	(NAME)	
843 Woodmont Blvd.	901 Semmes Ave, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(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, we, **M. Shannon Bunch and wife, Melissa J Bunch**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harold V. Nevels Jr., a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 155, on the plan of Final Plat of Phase 3, Lakeside Cove at Percy Priest, as shown on plat of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to M. Shannon Bunch and wife, Melissa J. Bunch by Deed from Centex Homes, a Nevada General Partnership, dated 08/17/2007, in Instrument No. 20070821-0100207, in the Register's Office for Davidson County, Tennessee.

Subject to : (1) All matters shown on the plat of record in Instrument No. 20060825-0105210, said Register's Office; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20041105-0133677, said Register's Office, together with all amendments thereto; (3) Grant of Transmission Line Easement of record in Book 2336, Page 614, in said Register's Office; (4) Grant of Transmission Line Easement of record in Book 4428, Page 571, said Register's Office; (5) Agreement for Dedication of Easement of record in Book 8175, Page 783, said Register's Office; (6) Agreement for Dedication of Easement of record in Instrument No. 20020212-0018699, said Register's Office; and (7) Quitclaim Deed to Lakeside Cove Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20100219-0012873, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5141 Sunsail Drive, Antioch, TN 37013

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/or 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/or 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 hands this 8 day of Sept, 2015.

M. Shannon Bunch

Melissa J. Bunch, by M. Shannon Bunch, her Attorney-in-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 4th day of September, 2015, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared M. Shannon Bunch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Melissa J. Bunch, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee. *20150910-0091980

Witness my hand and Official seal this 4th day of September, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Shannon Bunch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2015

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122