WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

B-CW-15-421

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Laurel Graefe	**Cardinal Financial Company**	
(NAME)	(NAME)	**083-05-0-434-00**
421 N. 15th St.	**3701 Arco Corporate Drive Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Charlotte, NC 28273**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TERESA ANNE BUMPUS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIA LAUREL GRAEFE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Map of Survey of The J. J. Tamble Tract of record in Plat Book 421, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Teresa Anne Bumpus, an unmarried woman by warranty deed from Holland James Helton, an unmarried man of record in Instrument No. 20080107-0001737 Register's Office for Davidson County, Tennessee, dated 12/21/2007 and recorded on 01/07/2008. (Value of consideration shown in aforementioned deed $235,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 29, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **421 N. 15th St., Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20150093765 DEEDWARR
Recvd: 11/03/15 13:56 2 pgs
Fees:13.00 Taxes:1150.70
20151103-0112073

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Teresa Anne Bumpus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA ANNE BUMPUS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212