This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22922.2015

Davidson County DEEDWARR
Recvd: 11/12/15 12:37 6 pgs
Fees:33.00 Taxes:900.95
20151112-0114986

NEW OWNER:
Nicholas Bundy
Stefanie Bundy
209 Wheaton Court
Nashville, TN 37214

SEND TAX BILL TO:
First Bank
318 Seaboard Lane, Ste. 205
Franklin, TN37067

MAP & PARCEL:
108 12 O B 145.00 co

WARRANTY DEED

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, Mark A. Dornbusch, Jr. and wife, Ashley M. Dornbusch**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Nicholas Bundy and wife, Stefanie Bundy,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 82 on the Plan of Harborview, Phase I-A, Section 5 of record in Plat Book 7900, Page 485, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark A. Dornbusch, Jr. and wife, Ashley M. Dornbusch by Deed dated May 8, 2014 from Levi M. Welch, III, married, and being of record in Instrument Number 20140520-0043363, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786, Book 10125, Page 494, Book 10344, Page 233 and Book 10386, Page 334, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 7900, Page 485, said Register's Office.
6. Charter for Harborview homeowners association of record in Book 7522, Page 339, Book 8263, Page 554 and Book 10316, Page 886, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is improved property is known as: 209 Wheaton Court, Nashville, Tennessee 37214.

Executed on this 6th day of November, 2015.

Mark A. Dornbusch, Jr.
Mark A. Dornbusch,Jr.

By: Thomas N. Jones attorney in fact
Thomas N. Jones
Attorney in Fact pursuant
to Power of Attorney of record in
Instrument Number
20151112-0114984,
Register's Office of Davidson
County, Tennessee

Ashley M. Dornbusch
Ashley M. Dornbusch

By: Thomas N. Jones attorney in fact
Thomas N. Jones
Attorney in Fact pursuant
to Power of Attorney of record in
Instrument Number
20151112-0114985,
Register's Office of Davidson
County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Thomas N. Jones, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Mark A. Dornbusch, Jr., and further acknowledged that he executed same as the free act and deed of Mark A. Dornbusch, Jr..

Witness my hand this 6th day of November, 2015.

Leigh Anne Sailors
NOTARY PUBLIC

LEIGH ANNE SAILORS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Thomas N. Jones, being first duly sworn and having executed the above instrument as attorney-in-fact for Mark A. Dornbusch, Jr., the principal, pursuant to a specific power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument (and my exercise of such power) actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 6th day of November, 2015.

Thomas N. Jones

Sworn to and subscribed before me this 6th day of November, 2015.

NOTARY PUBLIC

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Thomas N. Jones, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Ashley M. Dornbusch and further acknowledged that he executed same as the free act and deed of Ashley M. Dornbusch.

Witness my hand this 6th day of November, 2015.

NOTARY PUBLIC

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Thomas N. Jones, being first duly sworn and having executed the above instrument as attorney-in-fact for Ashley M. Dornbusch, the principal, pursuant to a specific power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument (and my exercise of such power) actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 6th day of November, 2015.

Thomas N. Jones

Sworn to and subscribed before me this 6th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $243,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of November, 2015.

Notary Public

My Commission Expires: 9/10/2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

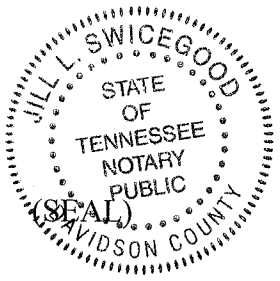
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018