Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/16/15 11:43 3 pgs
Fees:18.00 Taxes:665.63
20151216-0126502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2015.

Notary Public
My commission expires: 3 8 16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Teresa Buntin	New Owner	086-00-0-281.00
523 Old Lebanon Dirt Road		
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The 523 Old Lebanon Dirt Road Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Teresa Buntin and Michael Buntin, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Subdivision of Marguerite Wright Smith Property of record in Plat Book 5200, Page 776, 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 Amanda Dean Trustee of The 523 Old Lebanon Dirt Road Trust by Warranty deed from Donald Dean Baysinger, Jr. of record in Instrument No. 20150817-0082172 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

This property is improved property known as **523 Old Lebanon Dirt Road, Hermitage, TN, 37076.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, due and payable, but not delinquent; (2) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 776; All of record in the Register's Office for said County.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 10th day of December, 2015.

The 523 Old Lebanon Dirt Road Trust

By: _____
Amanda Dean
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Trustee of The 523 Old Lebanon Dirt Road Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** as such **Trustee**.

Witness my hand and official seal at this the 10th day of December, 2015.

_____
Notary Public

My Commission expires: 3.8.16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015124076

True Copy Certification

I, Jonathan Triston Jacobs, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON