

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $95,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of December, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/23/15 09:23 3 pgs
Fees:18.00 Taxes:351.50
20151223-0129056

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maria Loza	SAME AS NEW OWNER	04316005300 & 04315016500
(NAME)	(NAME)	
1904 Norcross Chase Circle		
(ADDRESS)	(ADDRESS)	
Lawrenceville, GA 30044		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dale Bunnell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maria Loza, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 31, 32 and 33 of Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Pages 36 and 37, Register's Office for said County.

Said Lot Nos. 31, 32 and 33 front together 75 feet on the southerly side of Old Hickory Boulevard and run back 138.4 feet on the easterly line and 136.8 feet on the westerly line to a dead line, measuring 75 feet thereon/

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 28, 29 and 30 in Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Page 36 and 37, Register's Office for said County.

Said Lots front together 75 feet on the South side of Old Hickory Boulevard and run back between parallel lines 136.8 feet on the East line of Lot No. 30 and 135.2 feet on the West side of Lot No. 28 to a dead line.

Being the same property conveyed to Dale Bunnell by deed from First State Bank, a banking institution, dated 09/20/2011, of record in Instrument No. 20110926-0074245, Register's Office of Davidson County, Tennessee. Said property is not the principal residence of the Grantor.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 1124 East Old Hickory Blvd., Madison, TN 37115 and _X_unimproved __improved property known as: 0 East Old Hickory Blvd., Madison, TN 37115

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of December, 2015.

Dale Bunnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Bunnell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

Notary Public
My Commission Expires: 4/17/19

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
TAMMY DUNCAN

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Celia Stewart Rouse
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan O'Neill
Notary Public

My Commission Expires: 3-27-18



(SEAL)