6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160063072 DEEDWARR
Recvd: 07/22/16 09:35 2 pgs
Fees: 13.00 Taxes: 869.87
20160722-0075514

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher L. Bumbaugh	Farmington Mortgage, div of CapStar Bank	161060A05500CO
(NAME)	(NAME)	
1046 Ashmore Drive	2002 Richard Jones Road, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Catherine Jane Lee, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Bumbaugh and Jennifer L. Bumbaugh, husband and wife,** hereinafter called the GRANTEES, their heirs and 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 Unit No. 55, on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements, for Oakhill Townhomes of record in Instrument No. 20070911-0108866 as amended in Instrument No. 20080325-0030014, and as depicted on Exhibit A-1 thereto, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Jane Lee, a single person by deed dated June 28, 2013 from Michael Joyce and wife, Annmarie Joyce of record in Instrument No. 20130701-0067314, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1046 Ashmore Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 GRANTEES, 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/our hands this 20th day of July, 2016.

Catherine Jane Lee

State of Tennessee
County of Davidson

Personally appeared before me Catherine Jane Lee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Bumbaugh

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN