This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $289,500.00.

Affiant

Subscribed and sworn before me this the 2nd of August, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160067358 DEEDWARR
Recvd: 08/04/16 12:31 2 pgs
Fees:13.00 Taxes:1071.15
20160804-0080906

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason P. Bunn 605 North Lakeridge Place Nashville, TN 37214-2693	New Owner " "	109-01-0A-013.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Walton Aldridge, Jr., and wife, Stephanie Annette Kirk-Aldridge, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason P. Bunn and Ashleigh D. Bunn, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Lakeridge, Phase One of record in Plat Book 7900, Page 962, 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 James Walton Aldridge, Jr. and wife, Stephanie Annette Kirk-Aldridge by Quitclaim deed from Stephanie A. Kirk (nka Stephanie Annette Kirk-Aldridge) of record in Instrument No. 20150608-0053431 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 08, 2015.

Being also known as 605 North Lakeridge Place Nashville, Tennessee 372142693.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 605 North Lakeridge Place, Nashville, TN 37214-2693.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JAB JAB

Witness my hand this the 2nd of August, 2016.

James Walton Aldridge, Jr.

Stephanie Annette Kirk-Aldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Walton Aldridge, Jr., and Stephanie Annette Kirk-Aldridge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd of August, 2016.

My commission expires:
9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public