WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160081050 DEEDWARR
Recvd: 09/15/16 14:59 2 pgs
Fees: 13.00 Taxes: 584.60
20160915-0097232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Carla Bumbalough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carla M. Bumbalough	Highlands Residential Mtg	075-06-0-115.00
(NAME) 4282 Sweden Drive	(NAME) 12001 N. Central Expressway ste 758	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Jesse A. Grubbs, Trustee of the Remodeled Dreams 401K Trust, dated January 1, 2015, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carla M. Bumbalough, an unmarried woman, 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 Lot No. 11 on the Plan of Section 5, Hermitage Estates of record in Plat Book 4175, Page 67, 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 Remodeled Dreams 401K Trust by Special Warranty Deed from Citifinancial Servicing, LLC of record in Instrument No. 20160328-0028660 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 28, 2016; said property being previously conveyed to Citifinancial Servicing, LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee of record in Instrument No. 20150505-0040755 said Register's Office, dated May 04, 2015 and recorded on May 05, 2015; said property also being previously conveyed to Diane D. Jackson, unmarried by Warranty Deed from Marcus Lynn Tibbs and wife, Cindy C. Tibbs of record in Book 9025, page 942, Register's Office for Davidson County, Tennessee, dated July 23, 1993 and recorded on July 27, 1993.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4282 Sweden Drive, Hermitage, TN 37076
(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 hand this 31st day of August, 2016.

Remodeled Dreams 401K Trust, dated January 1, 2015

Jesse A. Grubbs, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jesse A. Grubbs**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2016.

Notary Public

My Commission Expires: 07-08-2019

JILL BRANYAN
State of Tennessee
Notary Public
Davidson County
My Commission Expires 07/08/2019