THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165289

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165289

BILL GARRETT, Davidson County
Trans: T20160081263 DEEDWARR
Recvd: 09/16/16 09:42 2 pgs
Fees: 13.00 Taxes: 1359.75
20160916-0097456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $367,500.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 13th day of September, 2016

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason C. Wakefield Valerie R. Wakefield 228 Deer Point Nashville, TN 37209	Movement Mortgage, LLC PO Box 890964 Charlotte, NC 28289-5964	114-14-A-069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John J. Bulford III, an unmarried man and Rhonda G. Bulford, a married woman, as tenants in common with right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason C. Wakefield and Valerie R. Wakefield, 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 Lot No. 69 on the Plan of Section 1, Woodland Forest, as shown on plat of record in Plat Book 6900, Pages 534-536, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John J. Bulford, III, an unmarried man, and Rhonda G. Bulford, a married woman, as tenants in common with right of survivorship by Warranty Deed from Sang Wook Hong and wife, Sue Kyung Shin, recorded on the 29th day of March, 2011 in Instrument No. 20110329-0024134, in the Register's Office of Davidson County, Tennessee.

This Instrument was executed on behalf of John J. Bulford, III and Rhonda G. Bulford, by Christopher M. Corriveau, pursuant to the Power of Attorney executed by John J. Bulford and Rhonda G. Bulford, recorded on 16th of September, 2016, of record in Instrument No. 20160916-0097454 & 20160916-0097455, Register's Office for Davidson County, Tennessee.

The said Rhonda G. Bulford never resided in this property as her primary residence.

This is ☒ Improved OR ☐ Unimproved property located at: 228 Deer Point, Nashville, TN 37209

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2016.

John J Bulford, III by [illegible], attorney-in-fact
John J. Bulford, III
By: Christopher M. Corriveau, Attorney in Fact

Rhonda G Bulford by [illegible], attorney-in-fact
Rhonda G. Bulford
By: Christopher M. Corriveau, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau, pursuant to the Power of Attorney executed by John J. Bulford, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of John J. Bulford, III, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 13th day of September, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission expires: 3/3/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau, pursuant to the Power of Attorney executed by Rhonda G. Bulford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Rhonda G. Bulford, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 13th day of September, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission expires: 3/3/2020