BILL GARRETT, Davidson County
Trans:T20160097674 DEEDWARR
Recvd: 11/04/16 09:00 2 pgs
Fees:13.00 Taxes:1609.50
20161104-0116754

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 5-5-2020
File No. G16-6513D

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bedrock Global Capital, LLC (NAME)	SAME AS NEW OWNER (NAME)	064-03-B-064.00-CO
20C Trolley Square (STREET ADDRESS)	(STREET ADDRESS)	
Wilmington, DE 19806 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Georgina Laverne Lunsford and Robert McCall Lunsford, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bedrock Global Capital, LLC**, 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. 226 on the plan of BRANDYWINE POINTE, SECTION 1, PHASE 5, as of record in Plat Book 7900, Page 618, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Georgina Laverne Lunsford and Robert McCall Lunsford, Jr., wife and husband from Leory C. Hoyles, Jr., married and Marla Hoyles, married, by Warranty Deed dated December 4, 2015, as Instrument No. 20151208-0123412, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 618, and PUD boundary Plat of record in Plat Book 7900, Page 156, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 9013, Page 39 and Book 9117, page 77, Register's Office for Davidson County, Tennessee.
3. Bylaws of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.
4. Charter of Dock Association of record in Book 8637, page 563, Register's Office for Davidson County, Tennessee.
5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9123, page 648, and in any allied instrument(s) referred to in said restrictions.
6. Dock Association Restrictions as recorded in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, page 427, Book 10447, Page 711, and Book 10684, page 324, Register's Office for Davidson County, Tennessee.

7. Dock Easement for parking/ingress & egress as recorded in Book 11108, page 555, Register's Office for Davidson County, Tennessee.

8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1013 Williams Way, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 3rd day of November, 2016.

X _____ November 03, 2016
Georgina Laverne Lunsford Date

X _____ JR November 03, 2016
Robert McCall Lunsford, Jr. Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Georgina Laverne Lunsford and Robert McCall Lunsford, Jr., wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

NOTARY PUBLIC E. L. T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066