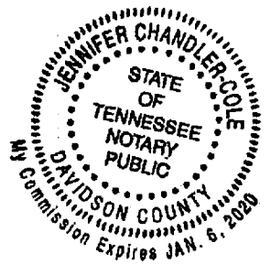
Davidson County DEEDWARR
Recvd: 12/20/16 08:53 3 pgs
Fees:18.00 Taxes:740.00
20161220-0133374



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James T. Bunch, Jr. **Dolores V. Walker**	Guaranty Trust Co.	**13611001900**
3700 Edgewater Drive	314 Robert Rose Drive	
Antioch, TN 37217	Murfreesboro, TN 37129	

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 HEREBY ACKNOWLEDGE, WE,

Cathy Jo Graves Conley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James T. Bunch, Jr., an unmarried person and Dolores V. Walker, an umarried person

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. 34 on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cathy Jo Graves-Vaden, married, from Phoenix Property Enterprises, by Warranty Deed dated April 21, 2005 of record in Instrument No. 20050506-0051506, Register's Office for Davidson County, Tennessee. Cathy Jo Graves-Vaden (n/k/a Cathy Jo Graves Conley), conveyed her interest to Cathy Jo Graves, unmarried, by Quitclaim Deed dated March 26, 2010 of record in Instrument No. 20100401-0024388, Register's Office for Davidson County, Tennessee. Reference is hereby made to Fourth Circuit Court for Davidson County, Tennessee at Nashville Docket No. 06D-916 captioned Cathy Jo Graves-Vaden vs Dan Raymond Vaden, and Final Decree of Divorce contained therein, divesting all marital rights in said property out of Dan Raymond Vaden, and vesting the property solely in the name of Cathy Jo Graves-Vaden. Cathy Jo Graves-Vaden has since remarried and is now known as Cathy Jo Graves Conley. James Conley joins in this conveyance to transfer any and all interest he may have whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3700 Edgewater Drive, Antioch, TN 37217.

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 in 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 hand(s) this 16th day of December, 2016.

Cathy Jo Graves Conley

James Conley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cathy Jo Graves Conley and James Conley, the within named Grantor(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, at office, this 16th day of December, 2016.

Notary Public

My Commission Expires

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires NOV. 5, 2018

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me: Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE