WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/08/2021

G-BR-17-3948

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herbert Bent	BBMC Mortgage, LLC	
(NAME) **3948 Rock Creek Drive**	(NAME) 1125 Ocean Avenue	**175-8-20.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREG BUMGARNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERBERT BENT, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27, Hickory Woods, Section One, of record in Plat Book 6900, Page 509, as amended by Surveyor's Certificate of Correction in Book 7582, Page 166, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greg Bumgarner by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded December 26, 2013 in Instrument No. 20131226-0129968, Register's Office for Davidson County, Tennessee.

Heather Bumgarner, spouse of Greg Bumgarner joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 509, Corrected in Book 7582, Page 166, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. Book 9678, Page 187 and Book 9764, Page 44.
- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- By Laws of record in Book 7932, Page 648 and Instrument Nos. 20001207-0120450 and 20010614-0062710, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7857, Page 87, re-recorded in Book 7876, Page 67 and Book 9680, Page 319, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3948 Rock Creek Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170042310 DEEDWARR
Recvd: 05/18/17 09:56 2 pgs
Fees:13.00 Taxes:656.75
20170518-0049299

Witness my/our hand(s) this the 17th DAY OF MAY, 2017.

Greg Bumgarner

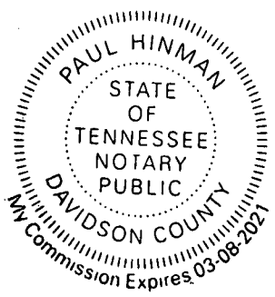
Heather Bumgarner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG BUMGARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

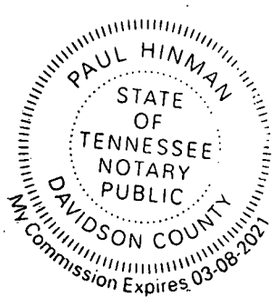


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER BUMGARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)



RETURN TO:
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