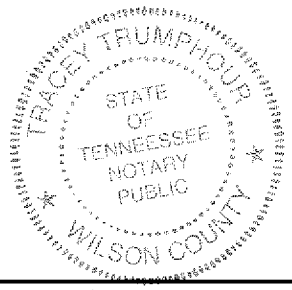
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: August 14, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn Richesin	Bank of Tennessee	08702001100
(NAME)	(NAME)	
4240 New Hope Meadow Road	301 E. Center Street	Davidson County DEEDWARR Recvd: 06/01/17 16:03 3 pgs Fees:18.00 Taxes:876.90 **20170601-0054713**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Kingsport, TN 37660	
(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 considerations, the receipt of which is hereby acknowledged, I, **Ricky Eugene Bunch, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shawn Richesin, unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 17, on the plan of New Hope Meadows - Phase I, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky Eugene Bunch and wife, Linda Moore Bunch, by Warranty Deed from Matthew T. Litton and wife, Kristen L. Litton, dated 09/30/2004, recorded 10/07/2004 of record in Instrument No. 20041007-0121183, in the Register's Office for Davidson County, Tennessee. Linda Moore Bunch died on 04/29/2008, leaving Ricky Eugene Bunch as the sole surviving tenant by the entirety.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6900, Page 653; Covenants, conditions, easements and restrictions of record in Book 7557, Page 377, Amendment to Declaration of record in Book 7567, Page 103, First Restated Declaration of record in Instrument No. 20030106-0001976, First Restated Bylaws of record in Instrument No. 20030106-0001977, Supplemental Declaration of record in Book 7934, Page 796; Easement of record in Deed Book 402, Page 287, Deed Book 402, Page 418; Easement of record in Book 7079, Page 196 and re-recorded in Book 7083, Page 435, Amendment to Easement of record in Book 7607, Page 135; Easement of record in Book 7158, Page 685; Bylaws of New Hope Meadows Homeowners Association of record in Book 7557, Page 356 and re-recorded in Book 7567, Page 106; Charter of the Homeowners Association of record in Book 7525, Page 935, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4240 New Hope Meadow Road, 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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 30th day of May, 2017.

Ricky Eugene Bunch

State of Tennessee
County of Wilson

Personally appeared before me Ricky Eugene Bunch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

