RECORDING INFORMATION

Bill Garrett Davidson County
Batch# 5194 DEEDWARR
09/27/2017 09:53:21 AM 2 pgs
Fees: $13.00 Taxes: $1,019.35

20170927-0098795

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $275,500.00.

Affiant

Sworn to and subscribed before me this 25th day of September, 2017.

Notary Public

My Commission Expires: 01/06/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Wesley Scott Wittich and Courtney Lynn Wittich 806 Evergreen Trail Madison, TN 37115	new owners	052-16-0-080.00

This Indenture is made on the 25th day of September, 2017, by and between **MIKE BUMBALOUGH and wife, DEBBIE BUMBALOUGH** ("Grantor"), and **WESLEY SCOTT WITTICH and COURTNEY LYNN WITTICH, husband and wife** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mrs. Willie G. Buck by Warranty Deed from Guaranty Mortgage Company of Nashville of record in Book 3437, Page 237, corrected in Book 3614, Page 424, Register's Office for Davidson County, Tennessee, dated September 20, 1962 and recorded on October 11, 1962. (Value or consideration shown in aforementioned deed $13,400.00.) Willie G. Buck having since died on December 16, 1984. The above-described property now vests in Mike Bumbalough and wife, Debbie Bumbalough, by Last Will and Testament filed as Docket No. 76015 (Will Book 150, Page 18), in the Probate Court for Davidson County, Tennessee, a certified copy of which was recorded in Book 8512, Page 152, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 806 Evergreen Trail, Madison, TN 37115.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 09-17-806

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 66 and 67, Register's Office for Davidson County, Tennessee.

4. Deed of Easement of record in Book 6975, Page 406, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of September, 2017.

GRANTOR:

Mike Bumbalough

Debbie Bumbalough

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MIKE BUMBALOUGH and DEBBIE BUMBALOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019