THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913522

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 17639 DEEDWARR
10/24/2017 03:55:10 PM 2 pgs
Fees: $13.00 Taxes: $2,076.81

20171024-0109144

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $561,300.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 20th day of October, 2017.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley S. Karro and Harriet G. Karro 509 Acklen Park Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0I-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol W. Bumbalough, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley S. Karro and Harriet G. Karro, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 509, together with the appurtenant interest in the common elements of Acklen Park Drive Brownstones, A Condominium established by Declaration in Instrument No. 20130513-0047893, as amended in Instrument No. 20130724-0076413, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Greenway Acklen Subdivision, of record in Plat Book 9700, Page 209, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an easement for ingress, egress, public utilities and right of way as set out in the Easement Agreement of record in Instrument No. 20100909-0071780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CAROL W. BUMBALOUGH, by deed from RENASANT BANK, of record in Instrument No. 20140903-0080621, dated August 27, 2014, said Register's Office.

Harold E. Bumbalough joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-05-0I-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 209, said Register's Office.
Master Deed of record in Instrument No. 20130513-0047893 and amended in Instrument No. 20130724-0076413, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20060828-0105947, said Register's Office.

Easement Agreement for ingress / egress, public utilities and right of way, of record in Instrument No. 20100909-0071780, said Register's Office.

This is improved property located at 509 Acklen Park Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2017.

Carol W. Bumbalough

Harold E. Bumbalough, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol W. Bumbalough and Harold E. Bumbalough, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018