RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bill Garrett Davidson County Batch# 21392 DEEDWARR 11/02/2017 11:55:30 AM 3 pgs Fees: $18.00 Taxes: $1,554.00 20171102-0112587	The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Ashley Rees Affiant Subscribed and sworn to before me, this the 1st day of November, 2017. Christie Pasco Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John M. Bunge	**First Federal Bank, FSB**	**091-05-0-039.00**
707 Ries Ave	**1300 McFarland Blvd NE**	
Nashville, TN 37209	**Tuscaloosa, Alabama 35406**	

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, WE,

InvestSouth, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Bunge and Katherine B. Bunge, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 54 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the Westerly side of Ries Avenue and runs back between parallel lines 140 feet to a dead line in the rear.Being the same property conveyed to Henry Lee Allen & wife, Edna Harville Allen by Cash Deed for Tennessee deed from Philip N. Brownstein, of Washington, D.C., as Federal Housing Commissioner of record in Book 3922, page 445, Register's Office for Davidson County, Tennessee, dated July 29, 1965 and recorded on August 11, 1965.

Being the same property conveyed to InvestSouth, LLC, a Tennessee limited liability company by Warranty deed from Hershel W. Allen, a/k/a Herschel W. Allen and Jerry Lee Allen and Brent Douglas Allen of record in Instrument No. 20170310-0024042 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 10, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 707 Ries Ave, Nashville, TN 37209.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF November 1, 2017:

Invest South, LLC

BY: Brandon C. Knox
ITS: Member

BY: Jason Lenard
ITS: Member

STATE OF TENNESSEE	)	CORPORATE
	)	ACKNOWLEDGEMENT
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, Brandon C. Knox and Jason Lenard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Members of InvestSouth, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 31st day of October, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

20171607R

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

