39B

P18-8675-PILK

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-8675-PILK

Bill Garrett
Batch# 74524
03/28/2018 03:38:41 PM
Fees: $13.00 Taxes: $1,102.23
Davidson County
DEEDWARR
2 pgs

20180328-0029187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **297,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2108

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Childcare Project, LLC	owner	
2394 Somerset Valley Dr	New Owner	173-06-0B-028.00-CO
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wendell L. Bunch and Erin Shay Bunch, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Childcare Project, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, 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. 28 on the Plan of Final Plat, Cambridge Park, subdivision Phases 2 & 3 of record in Plat at Instrument No. 20160609-0058582, 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 a portion of the same property conveyed to Blackwater Construction, Inc., a Tennessee corporation by Warranty Deed from First Citizens National Bank of record in Instrument No. 20120928-0088517 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on September 28, 2012.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc., a Tennessee Corporation by Quitclaim Deed from Blackwater Construction, Inc., a Tennessee Corporation of record in Instrument No. 20170831-0089654 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on August 31, 2017.

Being the same property conveyed to Wendell L. Bunch and Erin Shay Bunch, husband and wife by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation of record in Instrument No. 20170831-0089655 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on August 31, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2394 Somerset Valley Dr, Cane Ridge, TN 37013.**

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 27th day of March, 2018.

Wendell L. Bunch

Erin Shay Bunch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendell L. Bunch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of March, 2018.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erin Shay Bunch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of March, 2018.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public