WARRANTY DEED

Bill Garrett Davidson County
Batch# 135565 **DEEDWARR**
08/31/2018 11:12:08 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180831-0086619

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 8/17/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeannie Gregory Patterson (NAME)	State Farm Bank (NAME)	062-02-0-A-228.00 CO
1029 Grassland Chase ~~2913 River Bend Dr.~~ (ADDRESS)	111 Corporate Office Dr. (ADDRESS)	
Gallatin, TN 37066 ~~Nashville, TN 37214~~ (CITY) (STATE) (ZIP)	Ste. 300 Earth City, MO 63045-1506 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jared W. Bunting and Barbara J. Bunting, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeannie Gregory Patterson, married,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 220 on the Final Plat, River Trace Estates, Phase I, Sections 4 & 5, as of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jared W. Bunting and Barbara J. Bunting, husband and wife, by Warranty Deed from Sharon A. Able, joined by her husband, Thomas Able, dated June 27, 2008, as of record in Instrument No. 20080702-0068160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Final Plat of record in Book 9700, page 409; Restrictions of record in Book 6851, page 370 and Book 6982, page 747; Charter of River Trace Homeowners Association of record in Book 6851, page 363; By-Laws of River Trace Homeowner's Association, Inc. of record in Book 6851, page 390 and Book 6982, page 747; Easement to TVA/USA of record in Book 1163, page 341; Easement(s) to TN Electric Power Board of record in Book 3959, page 595; Book 6583, page 698 and Book 7030, page 798; Boundary Plat of record in Book 6250, page 995; Grant & Indemnity Agreement for Open Space/Amenities Area of record in Book 7030, page 798; Grant & Indemnity Agreement for improvements on TVA Easement of record in Book 6583, page 698; Quitclaim Deed to Homeowners' Association of record in Book 7907, page 168; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2913 River Bend Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

18-2940

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 25 day of August, 2018.

Jared W. Bunting

Barbara J. Bunting

State of Ohio
County of Butler

Personally appeared before me, the undersigned authority, in and for said County and State, Jared W. Bunting and Barbara J. Bunting, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Hamilton (City), Ohio (State), this 25th day of August, 2018.

William M Dodds
Notary Public
My Commission Expires: 3/19/2022

File No.: 28134

NOTARY PUBLIC STATE OF OHIO

WILLIAM M. DODDS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
MARCH 19, 2022

NOTARY PUBLIC STATE OF OHIO