This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Charity Bunyon
Tyrone Bunyon, Jr.
1812 Brookmeadow Lane
Hermitage, TN 37076

SEND TAX BILL TO:
newowners

Karen Y Johnson Davidson County
Batch# 177985 **DEEDWARR**
12/26/2018 02:10:59 PM 2 pgs
Fees: $13.00 Taxes: $954.60
20181226-0125254

MAP/PARCEL 064-16-0D-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeanetta Glendenning and Guy Glendenning, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Tyrone Bunyon, Jr. and Charity Bunyon, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20001026-0106272, 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 Jeanetta Glendenning and Guy Glendenning, as tenants by the entirety by Quitclaim deed from Charles H. Smith of record in Instrument No. 20120928-0088769 Register's Office for Davidson County, Tennessee, dated September 25, 2012 and recorded on September 28, 2012.

This is improved property known as: **1812 Brookmeadow Lane, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-1812

GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 21st day of December, 2018.

WITNESS MY HAND on this the 21st day of December, 2018

Jeanetta Glendenning

Guy Glendenning

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeanetta Glendenning and Guy Glendenning,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of December, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $258,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180896