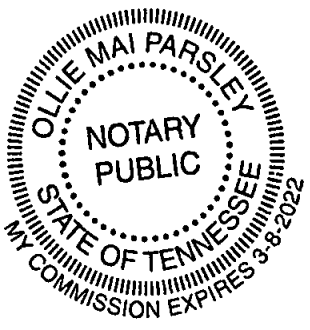
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$267,000.00~~ 261,000.00

James H Bunch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of August, 2019.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James H. Bunch and Shirley J. Bunch	James H. Bunch and Shirley J. Bunch	095 06 0 005.00
(NAME)	(NAME)	
2217 Craigmeade Circle	95 Short Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ida E. Brown, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James H. Bunch and wife, Shirley J. Bunch**, 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, being Lot No. 33 on the Plan of Craigmeade Subdivision, Section I, as of record in Book 2900, Page 121, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 33 fronts 192 feet on the northerly side of Craigmeade Circle, and runs back between parallel lines 225 feet on the easterly and westerly lines to a monument.

Being the same property conveyed to William E. Brown and wife, Grace D. Brown by Warranty Deed from Billy J. Cook and wife, Ruth K. Cook dated October 11, 1966 and recorded October 12, 1966 in Book 4066, Page 984, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Paul S. Brown and wife Ida E. Brown by Quitclaim Deed from Paul S. Brown dated January 14, 2004 and recorded January 20, 2004 in Instrument No. 200401200007268, in said Register's Office for Davidson County, Tennessee. The said Paul S. Brown having died on September 8, 2017 leaving Ida E. Brown as the surviving tenant by entirety. Recorded herewith are Affidavits of Heirship, Instrument No. 20190822-0084237 and 20190822-0084238.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1907095SSO

Karen Johnson Davidson County
Batch# 274937 DEEDWARR
08/22/2019 08:34:58 AM 2 pgs
Fees: $13.00 Taxes: $965.70

20190822-0084239

unimproved ☐
This is improved ☒ property, known as 2217 Craigmeade Circle, Nashville, TN 37214

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 13th day of August, 2019.

Ida E. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ida E. Brown, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-1907095SSO