Karen Johnson Davidson County
Batch# 367327 **DEEDWARR**
03/04/2020 04:03:14 PM 5 pgs
Fees: $28.00 Taxes: $1,542.90

20200304-0024413

**WARRANTY DEED**

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(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) |
|---|---|---|
| Mary Sharon Vaughn | Capstar Bank | Parcel ID: 172 02 0 056.00 |
| (NAME) | (NAME) | |
| ~~3635 Myrtlewood Drive~~ PO Box 121285 | 2002 Richard Jones Rd | |
| (ADDRESS) | Ste A 300 (ADDRESS) | |
| Nashville, TN 37212 | Nashville TN 37215 | |
| (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/WE, **Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Sharon Vaughn, a single woman**, 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 29, as shown on the map entitled Resubdivision of Lots 28 and 29, Section 1 on the Plan of Myrtlewood Estates, of record in Plat Book 6050, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry R. Bumgarner and wife, Judy K. Bumgarner by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States dated October 17, 2003 and recorded November 11, 2003 as Instrument No. 20031111-0164994, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019 by Quitclaim Deed from Terry R. Bumgarner and wife, Judith K. Bumgarner dated January 18, 2019 and recorded January 24, 2019 as Instrument No. 20190124-0007108, in said Register's Office for Davidson County, Tennessee.

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.



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VKES 20-5625

unimproved ☐
This is improved ☒ property, known as 5635 Myrtlewood Drive, Nashville, TN 37211

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 28th day of February 2020

Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019

BY: Terry Bumgarner Trustee
Terry Bumgarner

BY: Judy Bumgarner Trustee
Judy Bumgarner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

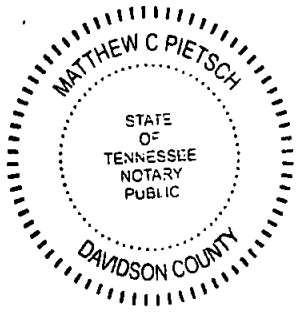
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019, the bargainor, with whom I am personally acquainted (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 2nd of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



# CERTIFICATION OF TRUST
# FOR
# TERRY R. BUMGARNER AND JUDITH K. BUMGARNER, TRUSTEES OF THE TERRY AND JUDITH BUMGARNER LIVING TRUST DATED JANUARY 18, 2019

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The undersigned Terrh R. Bumgarner and Judith K. Bumgarner, being first duly sworn, deposes and says the he/she is at least 18 years of age and is a currently acting trustee of the Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019, and further states as follows:

1. The Terry R. Bumgarner and Judith K. Bumgarner, Trustees of the Terry and Judith Bumgarner Living Trust dated January 18, 2019 is a valid, existing trust, having been created by on .

2. (a.) The grantor or creator of the trust is Terry R. Bumgarner and Judith K. Bumgarner.

   (b.) The currently acting trustee(s) is(are) Terry R. Bumgarner and Judith K. Bumgarner

   (c.) The named successor trustee(s) is(are) Scott Bumgarner.

OR

The does not name a successor trustee.

3. The administrative and/or managerial powers of the trustee are :

   _____.

4. (a.) The trust is [revocable/irrevocable].

   (b.) The person(s) holding the power to revoke the trust is(are) Grantors.

5. [If there are multiple trustees:]

   (a.) The following trustees have the authority to sign documents and instruments: Terry R. Bumgarner Judith K. Bumgarner

   (b.) [State the number of trustees required to sign.]

6. [If there are named successor trustees:]

   The conditions for the succession of the successor trustee(s) are _____.

   OR

   Third parties are entitled to rely of the authority of the successor trustee(s) without proof of his/her/their succession.

7. The social security number/employer identification number assigned to the trust is 445 56 9592 444 64 3387.

8. Trust property should be titled as follows: N/A.

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 28th day of February, 2020.

Terry R. Bumgarner Trustee

Judith K. Bumgarner Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 28th day of February, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY