WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,835,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of March, 2023

(Affix Seal) Notary Public

My Commission Expires: 01.08.2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

2023-01-630

Karen Johnson Davidson County
Batch# 979212 DEEDWARR
03/10/2023 09:52:14 AM 2 pgs
Fees: $13.00 Taxes: $6,789.50

20230310-0017376

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax I...
Jonathan Conley and Beverly Conley 3303 Wimbledon Road Nashville, TN 37215	NEW OWNER	Map/Parcel 117-09-0-018.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louie Buntin and Laurel Buntin, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Conley and Beverly Conley, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 1 on the Plan of Resubdivision of Parcel 18, Folgers Subdivision of record in Book 6050, Page 281, in the Register's Office for said County.

Said Lot No. 1 fronts 115.00 feet on the Southerly margin of Wimbledon Road and extends back 151.50 feet on the Easterly line and 153.31 feet on the Westerly line to a dead line in the rear, measuring 115.00 feet thereon.

Being the same property conveyed to Louie Buntin and wife, Laurel Buntin, by Warranty Deed from John K. Folger and wife, Mary H. Folger, of record in Book 7092, Page 366, Register's Office for Davidson County, Tennessee, dated December 30, 1986 and recorded on December 31, 1986.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent year, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3303 Wimbledon Road, Nashville, TN 37215 .

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 the 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 that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 9 day of March, 2023:

Louie Buntin

Laurel Buntin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of March, 2023, before me personally appeared Louie Buntin and Laurel Buntin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of March, 2023.

Notary Signature
My commission expires:

