B0X1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,000.00**

Karen L Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF JUNE, 2000.**

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Instr:200006290064624 Page: 1 OF 2
REC'D FOR REC 06/29/2000 9:31:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $355.20

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 200 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Hill	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**108-8 311**
(NAME)	(NAME)	
1009 Wood Duck Court	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Memphis, TN 38101**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rebecca L. Bonamie, formerly known as Rebecca Ann Lee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN L. HILL, A SINGLE FEMALE**, 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 No. 116 on the Plan of Revised Section Four, Reelfoot, of record in Plat Book 6250, Page 700, Register's Office for said County.

Said Lot No. 116 fronts 32.27 feet on the southwesterly margin of Wood Duck Ct. and extends back 119.75 feet on the northwesterly line and 140.70 feet on the southeasterly line to a broken line in the rear, measuring 140.29 feet thereon.

Being the same property conveyed to Rebecca Ann Lee, a single person by deed of record in Book 9294, Page 994, Register's Office of Davidson County, Tennessee. The said Rebecca Ann Lee is now known as Rebecca L. Bonamie.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1009 Wood Duck Court, Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **26th day of June, 2000**.

Rebecca L. Bonamie

Rebecca L. Bonamie

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Rebecca L. Bonamie, formerly known as Rebecca Ann Lee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th day of June, 2000.

Commission expires:
1-27-03

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public