WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/07/04 14:46 2pgs
Fees:13.00 Taxes:481.00
20040507-0052417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Skeba	SouthTrust Mortgage Corporation	Map 75
(NAME) 4003 Bonna Creek Drive	(NAME) 5409 Maryland Way	Group 13-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood Tennessee 37027	Parcel 218
(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,

Robert L. Versluis and Wife, Faye D. Versluis ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Skeba, a Single Man and Dan D. Bonitatibus, a Single Man ,

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:

Being Lot No. 1072 on the Plan of HERMITAGE HILLS, Section NINE, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Versluis and Faye Versluis by deed from MARGARET R. RAYMOND AND HUSBAND, JACK RAYMOND of record in Deed Book 4411, page 535 and filed for record on APRIL 17, 1970, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3864, page 441, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4003 Bonna Creek Drive, Hermitage, TN 37076

(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 5th day of May, 2004.

Robert L. Versluis

Robert L. Versluis

Faye D. Versluis

Faye D. Versluis

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert L. Versluis and Wife, Faye D. Versluis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/5/2004

My Commission Expires: 1-23-06

Notary Public

File Number2404388

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

