318 WET

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/30/04 14:38 2pgs
Fees:13.00 Taxes:555.00

20040730-0091669

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine Bonadies	Blaine Bonadies	105-13-132
(NAME) 1308 Beechwood Avenue	(NAME) 1308 Beechwood Avenue	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37212	
(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,

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

Blaine Bonadies and Robert Bartram, as tenants in common, 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 part of Lot No. 83, said lot being the westerly 50 feet of Lot No. 83 on the Plan of lots of Belmont Land Companies of record in Book 421, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 83 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Mattie Irene Bond, unmarried, by deed of record in Book 8058, page 111, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1308 Beechwood, Nashville, TN 37212

(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 hand this 29th day of July, 2004.

Mattie I. Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mattie Irene Bond, the within named bargainor, 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 Nashville, this 29th day of July, 2004.

Mattie Bond
Notary Public

My Commission Expires: 9/21/05

