WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/05 09:16 2 pgs
Fees:13.00 Taxes:1443.00

20050804-0091566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330 Nashville, TN 37215

SEPT 24, 2005

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

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

Megan Smithwick, an unmarried 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 part of Lot No. 83, said lot being the westerly 50 feet of Lot No. 83 on the Plan of the 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 Blaine Bonadies and Robert Bartram, by deed of record as Instrument No. 20040730-0091669, said Register's Office, the said Robert Bartram having conveyed his interest to Blaine Bonadies by deed of record as Instrument No. 20050106-0002522, said Register's Office.

Mary Brooke Bonadies, spouse of Blaine Bonadies, joins in the execution of this instrument to convey any marital interest she has in the subject property by virtue of her marriage to Blaine Bonadies.

unimproved ☐

This is improved ☒ property, known as 1308 Beechwood Avenue, 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 1st day of August, 2005.

Blaine Bonadies
by Mary B. Bonadies, atty-in-fact
Blaine Bonadies

Mary Brooke Bonadies
Mary Brooke Bonadies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Brooke Bonadies, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Blaine Bonadies and acknowledged that she executed the same as the free act and deed of the said Blaine Bonadies.

Witness my hand and official seal at office, this 1st day of August, 2005.

Notary Public

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Brooke Bonadies, 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 office, this 1st day of August, 2005.

Notary Public

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06