File No. 20060443

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/06 10:46 2 pgs
Fees:13.00 Taxes:370.00

20061101-0135572

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/28/09
(AFFIX SEAL)

AMANDA BEAN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 166 Bonnafield Drive Trust	New Owner	75-5-66.00
(NAME)	(NAME)	
P.O Box 791		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Richard J. Barr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 166 Bonnafield Drive Trust, First Jordan, LLC, Trustee, 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. 996 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee.

BEGINNING on the Westerly margin of Bonnafield Drive at the common front corner of Lots 996 and 997; thence in a westerly direction with line between said Lots 143.7 feet to a point in the line of Lot 395; thence with the line of said Lot Southwardly 99.55 feet to a point in the Northerly margin of Bonnavale Drive; thence along the margin of said Drive, Eastwardly 124.33 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northeastwardly direction 42.40 feet to a concrete monument on the Westerly margin of Bonnafield Drive; thence along the margin of said Drive Northwesterwardly 126.69 feet to the point of beginning.

BEING the same property conveyed to Richard J. Barr and wife, Jennie S. Barr by deed from Jerry Don Hall and wife, Betty M. Hall dated April 26, 1967 and filed for record in Book 4125, Page 811, in the Register's Office for Davidson County, Tennessee. The said Jennie S. Barr having since died on July 8, 2005, leaving Richard J. Barr as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 166 Bonnafield Dr., 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.

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Witness my hand this 24th day of October, 2006.

Richard J. Barr

Richard J. Barr

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Barr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2006.

Commission expires:
10/07/2009

STATE OF TENNESSEE NOTARY PUBLIC SUMNER

Notary Public