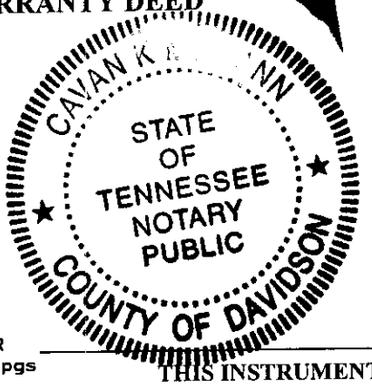
File No. 270200119

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires September 25, 2010

Davidson County DEEDWARR
Recvd: 02/28/07 13:53 2 pgs
Fees:13.00 Taxes:462.50

20070228-0024788

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Becker III	COUNTRYWIDE HOME LOANS, INC.	Map 064-09-0A
(NAME)	(NAME)	Parcel 003.00 CO
4405 South Trace Boulevard	3011 ARMORY DR., STE. 120	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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. Bonnell and wife, Bonita J. Bonnell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Becker III, unmarried and Elizabeth A. Rozenboom, unmarried, as tenants in common with expressed rights of survivorship,** 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 all of Unit No. 4405, on the Plan of Southfork Condominiums, Phase One, as shown on Exhibit C to Master Deed of record in Plat Book 6783, page 839, and amended in Instrument No. 20020327-0037726 (erroneously referred to as Plat Book 6250, page 386 in previous deed) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Richard J. Bonnell and wife, Bonita J. Bonnell by Quitclaim Deed dated February 16, 2004 of record in Instrument No. 20040218-0018481, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 real property taxes and every year thereafter; Master Deed and By-Laws for Southfork Condominiums, filed of record in Book 6783, page 839 and amended in Instrument No. 20020327-0037726; By-Laws of Southfork Condominiums filed of record in Book 6783, page 855; Southfork HOA Charter filed of record in Book 6790, page 998; Notice regarding Fire Walls filed of record in Book 6894, page 975; Subject to plats of record in Book 6250, page 386, and Plat Book 6900, page 132; Subject to any and all matters of Master Deed filed of record in Book 6783, page 839, and amended in Instrument No. 20020327-0037726; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ☐

This is improved ☒ property, known as 4405 South Trace Blvd. Condominium, Old Hickory, TN 37138
(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 hands this 26th day of February, 2007.

Richard J. Bonnell

Bonita J. Bonnell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard J. Bonnell and wife, Bonita J. Bonnell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of February, 2007.

Commission expires: 9.22.07

Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (seal)

File Number: 270200119

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122