WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/07 12:22 2 pgs
Fees:13.00 Taxes:1306.10
20070608-0068897

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen & Christopher Bonner	New Owner	Map 83-2
(NAME)	(NAME)	
1403 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	Parcel 48
Nashville, TN 37206		
(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, Alex Bogumil, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen Bonner and husband, Christopher W. Bonner, 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 the Easterly 52 feet of the Westerly 116 feet of Lot 1, on the Plan of H.M. Doak's Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 52 feet on the Northerly margin of Greenwood Avenue and extends back 200 feet on the Easterly and Westerly lines, to a line in the rear.

Being the same property conveyed to Alex Bogumil by Warranty Deed from John Jenkins and Rodny Jenkins filed for record as Instrument No. 20060512-0056022 and further conveyed to Alex Bogumil, unmarried and Shelly J. Long, unmarried, by Quitclaim Deed from Alex Bogumil, filed for record as Instrument No. 20060619-0072282, and once more conveyed to Alex Bogumil, unmarried by Quitclaim Deed from Shelly J. Long, unmarried, filed fore record in Instrument No. 20070608-0068896, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 22, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1403 Greenwood Avenue, Nashville, TN 37206

(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 4th day of June, 2007.

Alex Bogumil

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Alex Bogumil, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of June, 2007.

Commission expires: May 3, 2010

Delaina D. Scoby Notary ~~Public~~

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY