File No. 280200443

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/28/08 14:43 3 pgs
Fees:18.00 Taxes:591.63
20080228-0019831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis B. Willabus	E-Loan, Inc.	Map 075-13-0-218.00
(NAME) 4003 Bonnacreek Drive	(NAME) 6230 Stoneridge Mall Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pleasanton, CA 94588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nathan Skeba, a single man and Dan Bonitatibus, a married man, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis B. Willabus, and wife, Gloria Willabus, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1072 on the Plan of SECTION NINE, HERMITAGE HILLS, as shown by plat of record in Plat Book 3600, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathan Skeba, a single man and Dan D. Bonitatibus, a single man, by Warranty Deed dated May 5, 2004 from Robert L. Versluis and wife, Faye D. Versluis, of record in Instrument No. 20040507-0052417, Register's Office for said County. Dan D. Bonitatibus and Dan Bonitatibus are on and the same person.

This is not a marital residence. This is investment property.

Subject to all matters as set forth per Plat Book 3600, Page 97, Register's Office of said County.

Restrictive Covenants of record in Book 3864, Page 441, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 4003 Bonnacreek Drive, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20 th day of February, 2008.

Nathan Skeba by Melonie Rich Attorney in Fact
Nathan Skeba

Dan Bonitatibus

STATE OF MINNESOTA
COUNTY OF Otter Tail

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dan Bonitatibus, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 th day of February, 2008.

Commission expires: 1/31/2010

LINDA J. BERG
Notary Public - Minnesota
My Commission Expires Jan. 31, 2010

Linda J. Berg
Notary Public

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 Melonie Rich, 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 Nathan Skeba, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20080228-0019830, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Nathan Skeba, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 20 Day of February 2008.

My Commission Expires:
5/14/2011

Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

File Number: 280200443

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

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