WARRANTY DEED

Return to: File Box 9B

First Title and Escrow Co.,Inc.
#27505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,843.00

Poleda T. Holliday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 23, 2011

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig P. Havighurst	Franklin American Mortgage Co.	Part of 118-2-145
(NAME)	(NAME)	
2812 B Vaulx Lane	501 Corporate Centre Dr., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(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 L. Bonadies* and Maureen C. Bonadies, unmarried, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig P. Havighurst and wife, Poleda T. Holliday, 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:

*married

Land in Davidson County, Tennessee, being Unit B together with the appurtenant interest in the private elements for Unit B and common elements for the Townhomes on Vaulx Lane, a horizontal property regime with private elements, established in Master Deed of record as Instrument No. 20080506-0046795, Register's Office for Davidson County, Tennessee, said Unit depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located on Lot No. 28, on the map of the first subdivision of the W.T. Berry Estate, Section 2, of record in Book 1130, page 8, Register's Office for said Davidson County, Tennessee.

Being part of the same property conveyed to Blaine L. Bonadies and Maureen C. Bonadies, as tenants in common with right of survivorship, by deed from Sidney F. Chandler and Mike Smith, both unmarried, of record as Instrument No. 20060509-0054340, dated May 3, 2006, said Register's Office.

This conveyance is subject to: 2008 taxes, a lien, but not yet due and payable; all easements of record and matters appearing on the plan of record in Book 1130, page 8, said Register's Office; and all matters appearing on the Master Deed of record as Instrument No. 20080506-0046795

Mary Brooke Bonadies joins in the execution of this instrument to convey any marital interest she may have in subject property.

unimproved ☐

This is improved ☒ property, known as 2812 B Vaulx Lane, Nashville, TN 37204

(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 our hands this 15th day of May, 2008.

Blaine L. Bonadies

Mary Brooke Bonadies

Maureen C. Bonadies

Mary Brooke Bonadies

Davidson County DEEDWARR
Recvd: 05/21/08 14:28 2 pgs
Fees:13.00 Taxes:1597.82

20080521-0052287

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blaine L. Bonadies, Maureen C. Bonadies, and Mary Brooke Bonadies, the within named bargainors, 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 and official seal at Nashville, this 15th day of May 2008.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: