WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

RACHEL WILSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

RW-08-5725

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth P. Colley	Avenue Bank	
5725 Templegate	(NAME) 209 10th Avenue South, Suite 250	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37203	156-9-8.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID W. BONNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SETH P. COLLEY AND WIFE, HEATHER H. COLLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 39, TEMPLEGATE, SECTION TWO, REVISED, as shown on plat of record in Plat Book 6250, Page 870, Revised in Plat Book 6900, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David W. Bonner, married by Warranty Deed from Ernest Kuhlo and Patricia O. Kuhlo, recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0038810, in the Register's Office of Davidson County, Tennessee. Said David W. Bonner is now unmarried, as evidenced by Final Decree of Divorce as shown in Docket Number 07D-3640, in the Eighth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 6250, Page(s) 870; Book 6766, Page 754, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5725 Templegate, Nashville, Tennessee 37221
(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 hand(s) this 19th day of June, 2008.

David W. Bonner

Davidson County DEEDWARR
Recvd: 06/20/08 10:53 2 pgs
Fees:13.00 Taxes:1176.60

20080620-0063615

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 19th day of June, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530