File No. 280601212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Bonita Bonnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2008.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Bonita Bonnell	Bonita Bonnell	Map 064-09-0 Parcel 132.00
(NAME) 4225 Woods Street	(NAME) ←	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	
(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, Curtis F. Seals, and wife, Debbie Seals, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bonita Bonnell, unmarried, hereinafter called the grantee(s), her 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 Lot No. 21, Block 4, Plan of Berryville, as shown on plat of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Attached to said property and conveyed herewith is a 1997 Horton Homes, Modular Home, Serial No. H83687.

Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals, by Warranty Deed from Jennifer L. Bingham and Sam Hubert Frye, as joint tenants with right of survivorship, of record in Instrument 20071106-0130868, dated October 31, 2007 and filed for record on November 6, 2007, Register's Office for said County. Being the same property conveyed to MM Properties, LLC by Warranty Deed dated May 28, 2008 from Curtis F. Seals and wife, Debbie Seals, and filed of record in Instrument No. 20080529-0054646, said Register's Office. Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals by Quitclaim Deed dated July 7, 2008 from MM Properties, LLC, a Tennessee limited liability company and filed of record in Instrument No. 20080714-0072286, said Register's Office.

This property is subject to: 2008 Real Property Taxes, and every year thereafter; Subject to all matters as set forth per Plat Book 421, Page 117; Easement(s) as shown of record in Book 10718, Page 552; 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.

unimproved ☐

This is improved ☒ property, known as 4225 Woods Street, 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 GRANTEE(S), her 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), her 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 9th day of July, 2008.

Davidson County DEEDWARR
Recvd: 07/14/08 16:19 2 pgs
Fees:13.00 Taxes:258.63

20080714-0072289

Curtis F. Seals

Debbie Seals

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 Curtis F. Seals and Debbie Seals, 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 9th day of July, 2008.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280601212

RETURN TO:

Southern Title Services
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Mt. Juliet, TN 37122