39-B

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
T20090018187 DEEDWARR
Recvd: 03/18/09 14:45 2 pgs
Fees:13.00 Taxes:1535.50

20090318-0024489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie D. Shelley	Franklin American Mortgage	MAP 118-02-D
2812 Vaulx Lane - A	501 Corporate Centre Drive #400	PARCEL 001.00 CO
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, joined by his spouse and Maureen C. Bonadies, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie D. Shelley, married and Gregory Sanders, her husband**

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:

Land in Davidson County, Tennessee being Unit A together with the appurtenant private elements for Unit A and common elements for the Townhomes on Vaulx Lane, a horizontal property regime with private elements, established by Master Deed of record as Instrument Number 20080506-0046795 as corrected by instrument recorded as instrument number 20080514-0049676, Register's Office for Davidson County, Tennessee; said Unit A being depicted on the Site Plan attached as "Exhibit B" to the said Master Deed, and being located on Lot number 28 on the Map of the First Subdivision of the W. T. Berry Estate, Section 2, as of record in Book 1130, page 8, said Register's Office.

Being a portion of the same property conveyed to Blaine L. Bonadies and Maureen C. Bonadies by deed recorded as instrument number 20060509-0054340, said Register's Office. Mary Brooke Bonadies, spouse of Blaine L. Bonadies, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED PROPERTY known as **2812 Vaulx Lane - A, Nashville, TN 37204.**

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 the 13th day of March, 2009.

Blaine L. Bonadies

Mary Brooke Bonadies

Maureen C. Bonadies

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blaine L. Bonadies and Mary Brooke B Bonadies** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2009.

My Commission expires 1-9-12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maureen C. Bonadies** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2009.

My Commission expires 1-9-12

Notary Public

Notary seal present but could not be reproduced.

Bill Garrett
Davidson County Register