WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090030662 DEEDWARR
Recvd: 05/08/09 09:56 2 pgs
Fees: 13.00 Taxes: 1069.30
20090508-0042501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2009

Notary Public

MY COMMISSION EXPIRES: 2/20/2013

(AFFIX SEAL)

SHERRON R. PEARCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bonner	Countrywide Bank, FSB	180/03A/97
(NAME)	(NAME)	
821 Holt Grove Court	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	2009-0173
Nashville, TN37211	Dallas, TX 75266-0694	
(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, Robert Brian Tuverson, Trustee of the Tuverson Joint Revocable Living Trust Agreement u/a/d May 13, 2003 and Robert Brian Tuverson, individually and Angela Beth Tuverson, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Bonner and Khakki Bonner, husband and wife, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, pages 793 and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Brian Tuverson and wife, Beth Tuverson by warranty deed of Drees Premier Homes, Inc., an Ohio Corporation, f/k/a Drees Preferred Collection, Inc. of record in Instrument No. 20010620-0065588, conveyance dated June 7, 2001, recorded June 20, 2001, Register's Office of Davidson County, Tennessee, and being further conveyed to Robert Brian Tuverson and Angela Beth Tuverson, Trustee, and any Successor Trustees thereto, U/A/D May 13, 2003, by Quitclaim Deed from Brian Tuverson and wife, Beth Tuverson, Individually, of record in Instrument No. 20030516-0066961, conveyance dated May 13, 2003, Register's Office of Davidson County, Tennessee. Pursuant to Trust Agreement, this deed is executed by Robert Brian Tuverson, Trustee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 County Tax a lien against said property but are not yet due and payable. Map 180 Group 03A Parcel 97 Restrictive covenants of record in Book 10324, page 365 and Book 10953, page 804, Register's Office of Davidson County, Tennessee. Subject to charter in Book 10324, page 358, said Register's Office. Subject to plan of record in Book 9700, page 266, and amended in Plat Book 9700, pages 793 and 794, said Register's Office.

This property, known as 821 Holt Grove Court, Nashville, TN 37211
(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 my/our hand(s) this 30TH DAY OF APRIL, 2009.

Robert Brian Tuverson

Angela Beth Tuverson by Robert Brian Tuverson, ATTORNEY IN FACT

Angela Beth Tuverson by Robert Brian Tuverson as her Attorney in Fact

Tuverson Joint Revocable Living Trust Agreement u/a/d May 13, 2003

By: Robert Brian Tuverson, TRUSTEE

Robert Brian Tuverson, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert Brian Tuverson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Trustee of the Tuverson Joint Revocable Living Trust Agreement U/A/D May 13 2003 the within named bargainor, a trust, and that Robert Brian Tuverson, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust himself as Trustee of said trust.

Witness my hand and official seal, this the 30th day of Apr. 1, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Brian Tuverson, Attorney-in-Fact for Angela Beth Tuverson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Angela Beth Tuverson, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 200905080042500, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Robert Brian Tuverson, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee the 30th day of April, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY