| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Suzanne Holly Bognar, et al<br>909 Huntington Circle<br>Nashville, TN 37215 | Same | Map 131-6-C<br>Parcel 19 |
| This Instrument Prepared by: Thrailkill Harris Wood & Boswell, PLC (SKW)<br>PO Box 2408, Brentwood, Tennessee 37024-2408 | | |

## SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Suzanne Holly Bognar ("Grantor) has bargained and sold, and by these presents does transfer and convey unto Louis and Anna Alvarez, of 4412 Beekman Drive, Nashville, Tennessee 37215 (the "Grantees"), their heirs, successors, and assigns, a remainder interest in the property described in *Exhibit A* (the "Property") following Grantor's life estate. Such Property is located in Davidson County, Tennessee, being more particularly described in ***Exhibit A*** attached hereto and incorporated herein by reference. It is Grantor's intention to retain the life estate in the Property.

TO HAVE AND TO HOLD said remainder interest in the Property, with the appurtenances, estate, title and interest thereto belonging to said Grantees, theirs heirs, successors and assigns, forever; and Grantor does covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey a remainder interest in the property, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said Property to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

This is improved property known as 909 Huntington Circle, Nashville, Tennessee 37215.

Executed this 31 day of July, 2009.

Suzanne Holly Bognar

Suzanne Holly Bognar

BILL GARRETT, Davidson County
Trans:T20090054087 DEEDWARR
Recvd: 08/07/09 14:06 3 pgs
Fees:18.00 Taxes:460.46
20090807-0074622

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $124,449.66.

Affiant

Subscribed and sworn to before me, this 21 day of July, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 7, 2011

JONATHAN D. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Jonathan D. Williams, Notary Public, Suzanne Holly Bognar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 7, 2011

JONATHAN D. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## EXHIBIT A

### Property Description

Land in Davidson County, Tennessee, being Lot No. 131 on the plan of Burton Hills Village of Huntington Tract 10, as of record in book 6250, page 612, amended in Book 6637, page 717, Register's Office for said County, which plan reference is made for a complete description.

Being the same property conveyed to Suzanne Bognar by a series of deeds from Louis Alvarez and wife, Anna Alvarez, the last of such deeds which is of record as Instrument Number 20080102-0000323, Register's Office for Davidson County, Tennessee.