WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022378 DEEDWARR
Recvd: 04/15/10 10:21 2 pgs
Fees:13.00 Taxes:909.83
20100415-0028407

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Kelly Leach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2010.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Sussman Kevin Arrowsmith	Regions Mortgage	147-6-155.00
(NAME)	(NAME)	
4919 Darlington Drive	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Michael P. Bonner and wife, Kari Ann Bonner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Sussman, unmarried and Kevin Arrowsmith, unmarried, with tenancy in common with right of survivorship**, 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 Lot No. 239 on the Plan of Section Four, Caldwell Country Estates, of record in Plat Book 2854, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more and detailed description of said lot.

Being the same property conveyed to Michael P. Bonner, unmarried by Warranty Deed from Connie F. Humphreys, unmarried, dated September 19, 2003 and recorded in Instrument No. 20030924-0141639 and further being conveyed to Michael P. Bonner and wife, Kari Ann Bonner, as tenants by the entirety by Quitclaim Deed from Michael P. Bonner, dated June 15, 2006 and recorded in Instrument No. 20060621-0073900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4919 Darlington Drive, Nashville, TN 37211

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, has 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 12th day of **April, 2010.**

Michael P. Bonner

Kari Ann Bonner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Michael P. Bonner and Kari Ann Bonner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of **April, 2010.**

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010