Return to: JTC

Box14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026048 DEEDWARR
Recvd: 04/30/10 14:34 2 pgs
Fees:13.00 Taxes:185.00

20100430-0033150

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2010.

Notary Public

My commission expires: 10-21-12

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott Bonner **Lisa Rota**	**NEW OWNER**	**Map 133-01-0, Parcels 110 and 111**
408-410 Patterson Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sara Ann Murray, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Bonner and Lisa Rota, 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:

LAND in Davidson County, Tennessee being the westerly 5 feet of Lot No. 8, and all of Lots 9 and 10 on the map of Burrell Jackson's Re-Subdivision of part of "Block "A" of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee. Said plan of Burrell Jackson's Re-Subdivision is not of record, however is described according to a survey made for Z. J. Wilkinson, Surveyor, July 19, 1984, as follows:

BEGINNING on the northerly margin of Patterson Street at the southeast corner of the property conveyed to W. B. Fowlks, Jr. and wife, by deed from Claude T. Wilson and wife, of record in Book 2041, Page 255, said Register's Office, and being the corner of Lot Nos. 10 and 11; thence with the line between said two lots, northwardly 182.7 feet; thence, eastwardly 105 feet; thence southwardly 175 feet, more or less, to the northerly margin of Patterson Street; thence, with said street westwardly 105 feet to the point of BEGINNING.

BEING the same property conveyed to Benjamin F. Oliphant and wife, Betty F. Oliphant, by Deed from James C. McCanless and wife, Barbara McCanless, of record in Book 5014, Page 425, Register's Office for Davidson County, Tennessee. The said Benjamin F. Oliphant and wife, Betty F. Oliphant having divorced pursuant to that Final Decree of Divorce, dated July 21, 1986, of record in Book 7591,Page 240, Fourth Circuit Court for Davidson County, whereby pursuant to said Decree, the said Benjamin F. Oliphant having been divested all right, title and interest in said property, all right, title or interest was vested soley in the said Betty F, Oliphant. Said property was further conveyed to Sara Ann Murray from Betty Francis Oliphant by Quitclaim Deed of record in Instrument No. 20090120-0004506, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (__X__) Unimproved (____) property, known as **408-410 Patterson Street, 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 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 **28th** day of **April, 2010.**

Sara Ann Murray

Sara Ann Murray

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Sara Ann Murray,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **28th** day of **April, 2010.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.