Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100041885 DEEDWARR
Recvd: 07/08/10 14:18 2 pgs
Fees:13.00 Taxes:1256.15
20100708-0053555

03-1005-36547

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $339,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2010.

Notary Public
My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Bonadio 901 Montrose Avenue Nashville TN 37204	First National Bank of Chester County thru AM Home Bank Division 3840 Hempland Road Mountville, PA 17554	118-01-0 323.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Lee Tabb, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Bonadio and wife, Paige Bonadio, hereinafter called the Grantees, their successors 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 easterly half of Lot No. 153, on the Plan of Montrose Place, of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 153 which is a corner tract, fronts 51 feet on the southerly margin of Montrose Avenue, formerly Bethel Street and extends back along the westerly margin of 9th Avenue South, formerly Duke Street, 95 feet on the easterly line and 51 feet and 9 inches on the southerly line along the northerly margin of an alley and 102.8 feet, more or less, on the westerly line, to a point of intersection.

Being the same property conveyed to David Lee Tabb, a single man by deed from Keith Kirkland and Keith Alan Smith and Ronn Green Hollis, Jr., of record in Instrument No. 20050823-0100462, in the Register's Office for Davidson County, Tennessee, dated August 17, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 901 Montrose Avenue, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2010.

David Lee Tabb

David Lee Tabb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Lee Tabb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of June, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires:

