WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100059867 DEEDWARR
Recvd: 09/23/10 09:15 2 pgs
Fees:13.00 Taxes:333.00

20100923-0075614

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha L. Barrett	Franklin American Mortgage Co.	Map 133-6
(NAME)	(NAME)	
298 Harrison Street	501 Corporate Centre Drive, Ste 400	Parcel 72
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **MICHAEL K. BONNELL AND KATHRYN GRANT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA L. BARRETT, UNMARRIED, AND LEWIS BARRETT AND WIFE, LYNNE DEE BARRETT,** 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. 18 on the Plan of D. M. Mincy's Addition to Flatrock of record in Plat Book 547, page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott J. Bonnell, a single person, by deed dated July 1, 1994 from G. Scott Kinsey and spouse, Nan Campbell, of record in Book 9396, page 982, said Register's Office. Scott J. Bonnell has since died. Gordon F. Bonnell was the heir at law of Scott J. Bonnell. Gordon F. Bonnell has disclaimed his interest in said property pursuant to Disclaimer filed January 5, 2010 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 09P-1906, leaving Michael K. Bonnell and Kathryn Grant, surviving siblings, as the heirs at law of Scott J. Bonnell.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 298 Harrison Street, Nashville, Tennessee 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 our hands this 22nd day of September, 2010.

Michael K. Bonnell

Kathryn Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael K. Bonnell and Kathryn Grant, the bargainor, 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 22nd day of September, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public