BILL GARRETT, Davidson County
Trans:T20100074041 DEEDWARR
Recvd: 11/22/10 14:57 2 pgs
Fees:13.00 Taxes:475.45

20101122-0093514

WARRANTY DEED

G-FCP-10-408

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth Miner	WR Starkey Mortgage, L.L.P.	
408 Patterson Street (ADDRESS)	5055 W. Park Blvd., Ste. 300 (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	133-1-110.00 and 133-1-111.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT BONNER AND LISA ROTA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELISABETH MINER AND HUSBAND, CARL MINER, hereinafter called the Grantee(s), their heirs and assigns, that 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 SCOTT BONNER AND LISA ROTA, HUSBAND AND WIFE BY WARRANTY DEED FROM SARA ANN MURRAY, A MARRIED WOMAN, RECORDED ON THE 30TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100430-0033150, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO SARA ANN MURRAY BY QUIT CLAIM DEED FROM BETTY FRANCIS OLIPHANT, RECORDED ON THE 20TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090120-0004506.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 332, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 408 Patterson 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of November, 2010.

Scott Bonner

Lisa Rota

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Bonner and Lisa Rota, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903