Book 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVISDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Carolyn L. Bullion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2011.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

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
William Harris Crawford, III	SAME	Map 130-5
(NAME) 115 Gilman Avenue	(NAME)	Parcel 62
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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 KING BONNELL AND KATHRYN FAYE BONNELL GRANT, CO-EXECUTORS OF THE ESTATE OF GORDON F. BONNELL AND MICHAEL KING BONNELL AND KATHRYN FAYE BONNELL GRANT, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HARRIS CRAWFORD, III AND WIFE, TRACY BROWN CRAWFORD,** 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. 25 on the plan of Block "G" of The Second Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, 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 Gordon F. Bonnell and Donna K. Bonnell, as tenants in common with no right of survivorship, each owning a one-half (1/2) undivided interest, by Quitclaim Deed from Charles G. Cornelius, Trustee of record in Book 8181, page 254, said Register's Office. Donna K. Bonnell died March 18, 2006. A petition to establish muniment of title in Gordon F. Bonnell as the devisee of the last will and testament of Donna King Bonnell was filed in the Circuit Court for Davidson County, Tennessee (Probate Division) – Docket No. 11P85. The will of Donna King Bonnell was recorded in the Register's Office of Davidson County, Tennessee as Instrument #20110124-0006353.

Scott Johnson Bonnell, one of the children of Gordon F. Bonnell died intestate leaving no spouse and/or surviving issue on December 12, 2009 thereby leaving Michael King Bonnell and Kathryn Faye Bonnell Grant as the surviving children under the will of Gordon F. Bonnell. Gordon F. Bonnell died January 8, 2011 with his will filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division as Docket No. 11P-84, which appointed Michael King Bonnell and Kathryn Faye Bonnell Grant as Co-Executors with power of sale pursuant to the terms of the will.

This is not and never has been the marital residence of the Grantors herein.

Michael King Bonnell and Kathryn Faye Bonnell Grant join in executing this deed to convey their interests as heirs at law of Gordon F. Bonnell.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 1130, pages 70 - 71, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110014809 DEEDWARR
Recvd: 03/11/11 14:50 3 pgs
Fees:18.00 Taxes:1165.50
20110311-0019644

unimproved
This is improved X property, known as 115 Gilman Avenue, Nashville, TN 37205
(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 10th day of March, 2011.

Michael King Bonnell, Co-Executor

Michael King Bonnell

Kathryn Faye Bonnell Grant, Co-Executrix

Kathryn Faye Bonnell Grant

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael King Bonnell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state) this 10 day of March, 2011.

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

Commission expires:

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Faye Bonnell Grant, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state) this 10 day of March, 2011.

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

Commission expires:

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael King Bonnell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Executor of the Estate of Gordon F. Bonnell and executed the within instrument as such Co-Executor.

Witness my hand and official seal at Nashville (city), Tennessee (state) this 10 day of March, 2011.

Commission expires:

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

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Faye Bonnell Grant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Executrix of the Estate of Gordon F. Bonnell and executed the within instrument as such Co-Executor.

Witness my hand and official seal at Nashville (city), Tennessee (state) this 10 day of March, 2011.

Commission expires:

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

Notary Public