THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30151-07-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me this 2nd day of August, 2011. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Kimberly S. Fennell, Trustee 224 Leonard Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 130 09700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Bonner and wife, Karen B. Bonner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust with full power to sell and convey without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 220 Craighead Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110047550 DEEDWARR
Recvd: 08/04/11 09:29 3 pgs
Fees:18.00 Taxes:1628.00
20110804-0059911

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of August, 2011.

John M. Bonner

Karen B. Bonner by Lisa Gaston Luplow attorney in fact
BY: Lisa Gaston Luplow, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John M. Bonner**, 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, at office, this 2nd day of August, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Gaston Luplow**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said **Karen B. Bonner** and is authorized by the said **Karen B. Bonner** to execute this instrument on her behalf.

Witness my hand, at Office, this 2nd day of August, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 and the northerly one-half of Lot No. 2 on the Plan of Bransford Realty Company's Addition to Myrtlewood, being a part of Block "K" Whitland Realty Company, as of record in Book 547, page 117, Register's Office for said County.

Said Lot No. 1 and the northerly one-half of Lot No. 2 front together 97-1/2 feet on the easterly side of Craighead Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to John M. Bonner and wife, Karen B. Bonner, by deed dated May 30, 1986, from John Patrick Apel and wife, Katherine S. Apel, of record in Book 6876, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 117, Register's Office for Davidson County, Tennessee.