PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: DM Title No: 51014

Dav. Co. File: Box 8

BILL GARRETT, Davidson County
Trans:T20110055468 DEEDWARR
Recvd: 09/07/11 13:58 3 pgs
Fees:18.00 Taxes:584.60
20110907-0069381

BOX 10-A

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Stansberry 301 Bowwood Drive Nashville, TN 37217	Tennessee Bank & Trust 330 Mayfield Drive, Suite C-6 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11904013700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Bonner and spouse, Lisa Rota**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Stansberry, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being lot No. 151 and part of lot No. 152 on the Plan of Glencliff Estates, Section 3, as of record in Book 1424, page1, Register's Office for said County.

Said Lot No. 151 fronts 100 feet on the southerly side of Bowwood Drive and extends back 372.1 feet on the easterly line and 281.9 feet on the westerly line to a dead line, measuring 199.9 feet thereon.

Said part of Lot No. 152 is described as follows:

Beginning at a point in the common line between Lots Nos. 151 and 152 of said subdivision, 81 feet south of the common corner of said Lots Nos. 151 and 152, at the northerly margin of Bowwood Drive; thence south 11° 50' east 58 feet; thence south 37° 50' east 11 feet; thence south 10° 50' east 65 feet; thence south 79° 10' west 16 feet to a point in the common line between said lots Nos. 151 and 152; thence along said common line north 10° 50' west 133.1 feet to the beginning.

Being the same property conveyed to Scott Bonner and Lisa Rota by Special Warranty Deed from Citimortgage, Inc. dated March 29, 2011 and recorded on April 7, 2011 of record in Doc. No. 20110407-0026887, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 1, said Register's Office, which Plan shows a 80foot minimum building setback line from Bowwood Drive and a 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of Scott Bonner and Lisa Rota by Seema Prasad pursuant to a Power of Attorney executed by her/him/them on the 31st day of August, 2011 of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 301 Bowwood Drive, Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2011 .

Scott Bonner by Seema Prasad
Atty in Fact
Scott Bonner By: Seema Prasad, Atty-in-Fact

Lisa Rota by Seema Prasad
Atty in Fact
Lisa Rota By: Seema Prasad, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $158,000.00

Affiant

Sworn and subscribed before me this 6th day of September, 2011

Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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 , **Seema Prasad** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Scott Bonner and Lisa Rota** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: Scott Bonner and Lisa Rota

TO: Jeffrey Stansberry

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Seema Prasad, Affiant

Sworn to and subscribed before me this

6th day of September, 2011

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015