NEW OWNER:

Gerald and Patricia Bonds
3320 Hobson Pike
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map 107
Group 13-0
Parcel 042.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 11-0547

BILL GARRETT, Davidson County
Trans:T20110064637 DEEDWARR
Recvd: 10/17/11 10:33 2 pgs
Fees:13.00 Taxes:207.20
20111017-0080402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Six Thousand 00/100 Dollars ($56,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **MARY L. HORNER,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GERALD BONDS and wife, PATRICIA A. BONDS,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Miro Meadows, second addition, of record in Plat book 1424, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary L. Horner, unmarried, by Warranty Deed, from Paul Verble, married and Robert Verble, married, dated June 21, 2006, of record in Inst# 20060621-0074181, Register's Office for Davidson County, TN.

This is IMPROVED property more commonly known as 1214 Coarsey Drive, Nashville, NT 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before Seventeen (17) days from date of deed, 12:01pm, Central Standard Time.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of October, 2011.

MARY L. HORNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, MARY L. HORNER, 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 office this 14th day of October, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$56,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of October, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY