WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry W. Jarrett	Jerry W. Jarrett	08111004600
(NAME)	(NAME)	
301 Mill Pond Circle	301 Mill Pond Circle	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069-8218	Franklin, TN 37069-8218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110075665 DEEDWARR
Recvd: 12/01/11 09:58 2 pgs
Fees:13.00 Taxes:44.40
20111201-0093469

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, I, ALEXANDER RAYMOND BONNER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. JARRETT AND WIFE, DEBORAH M. JARRETT, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of T.J., J.M. and G.W. Harding's Subdivision, as of record in Book 21, Page 80, Register's Office for said county. Said Lot No. 287 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Alexander Bonner and wife, Nazarene Bonner by Installment Deed from Nannie Marie Carney and husband, James Hardin Carney of record in Book 1810, Page 294, Register's Office for Davidson County, Tennessee. The said Nazarene Bonner died on April 25, 1950. The said Alexander Bonner subsequently married Etta M. Bonner. The said Alexander Bonner died intestate on September 7, 1982, leaving his only child, Alexander Raymond Bonner and his widow, Etta M. Bonner. The said Etta M. Bonner died testate June 20, 2010. In the Last Will and Testament of Etta M. Bonner, her interest in subject property was devised to her stepson, Alexander Raymond Bonner, Case No. 10P-1490 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Said Last Will and Testament of Etta M. Bonner is also recorded as Instrument No. 20101216-0100252 in the Register's Office for Davidson County Tennessee.

The above described property is not the principal residence of the herein named Grantor.

unimproved ☐

This is improved ☑ property, known as 1713 21st Ave. North, Nashville, TN 37208
(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 my hand this 30th day of November, 2011.

Alexander Raymond Bonner

STATE OF TENNESSEE

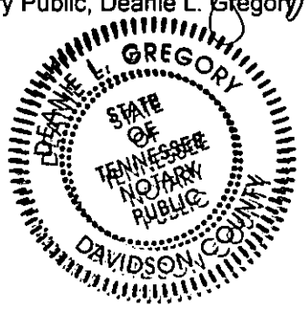
COUNTY OF Davidson

On this 30th day of November, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alexander Raymond Bonner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115