BILL GARRETT, Davidson County
Trans:T20120005018 DEEDWARR
Recvd: 01/23/12 09:11 2 pgs
Fees:13.00 Taxes:123.95
20120123-0005980

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $33,500.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1201-65455

Address of New Owner:	Send Tax Bills to:	Tax Information
Ellen Callaway Bonner	OWNER	60-12-0-225
3011 Conviser Drive	1403 GREENWOOD AVE.	
Nashville TN 37207	NASHVILLE TN 37206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas Elwood Duvall and and Leona Gail Loftus, devisees under the Last Will and Testament of Billy J. Duvall, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ellen Callaway Bonner and husband, Christopher Wallace Bonner, hereinafter called the Grantees, their successors 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. 3B, on the Plan of Section 3, Conviser Subdivision, of record in Plat Book 6200, Page 672, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy Joe Duvall by deed from Secretary of Housing and Urban Development, dated August 1, 1991, recorded August 6, 1991 in Book 2414, Page 245; rerecorded in Book 8431, Page 844, Register's Office for Davidson County, Tennessee. Billy Joe Duvall died testate and by Last Will and Testament of record in the Probate Court Clerk Office for Davidson County, Tennessee, Docket No. 11P-784 devised subject property to Thomas Elwood Duvall and Leona Gail Loftus.

Billy Joe Duvall and Billy J. Duvall is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3011 Conviser Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of January, 2012.

Thomas Elwood Duvall
By Gary W. Temple, Attorney in Fact

Leona Gail Loftus,
By Gary W. Temple, Attorney in Fact

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 Gary W. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Thomas Elwood Duvall and Leona Gail Loftus and that he is authorized by Thomas Elwood Duvall and Leona Gail Loftus to execute this instrument on their behalf.

Witness my hand and seal at Nashville, Tennessee, this 12th day of January, 2012.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014