WARRANTY DEED

G-RA-11-3617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sandra B. Bonds	SAME AS OWNER	
3617 Bowlingate Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-5-A-9.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAMELA H. MORGAN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA B. BONDS, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, BOWLINGATE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 844, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND AS DESCRIBED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6802, PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TOGETHER WITH ALL EASEMENTS, RIGHTS AND APPURTENANCES TO SAID LOT GRANTED IN THE AFORESAID CONVENANTS.

BEING THE SAME PROPERTY CONVEYED TO EVELYN HAURY BY BOWLINGATE WARRANTY DEED FROM DUDLEY WARNER & CO. INC., RECORDED ON THE 10TH DAY OF OCTOBER, 1989 IN DEED BOOK 7963, PAGE 66. THE SAID EVELYN C. HAURY NOW BEING DECEASED. THE SAID EVELYN C. HAURY DEVISED THE PROPERTY BY WILL TO PAMELA H. MORGAN. SEE WILL OF RECORD IN FILE NO. 05P-668 IN PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 844; RESTRICTIONS OF RECORD IN BOOK 6802, PAGE 512; BY-LAWS OF RECORD IN BOOK 6802, PAGE 551; CHARTER OF THE HOA OF RECORD IN BOOK 7020, PAGE 900; EASEMENTS OF RECORD IN BOOK 7121, PAGE 270, BOOK 3956, PAGE 846, BOOK 3956, PAGE 850 AND BOOK 7121, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3617 Bowlingate Lane, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120007556 DEEDWARR
Recvd: 02/01/12 08:53 2 pgs
Fees:13.00 Taxes:1574.35
20120201-0008895

Witness my/our hand(s) this 31st day of January, 2012.

Pamela H. Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela H. Morgan, the within named bargainor, 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, this the 31st day of January, 2012.

Notary Public

My Commission Expires: 1/9/2016

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, ~~2012~~ 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903