WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2012.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120024167 DEEDWARR
Recvd: 04/03/12 14:00 2 pgs
Fees:13.00 Taxes:554.63
20120403-0028243

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lynn Miller	Primelending, a PlainsCapital Company	Map 147-15
(NAME) 539 Highcrest Drive	(NAME) 18111 Preston Rd. Ste. 900	Parcel 145
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HAROLD P. BONE, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY LYNN MILLER, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, pages 82 – 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry Preston Bone and wife, Lena Belle R. Bone, by deed from Mayfair Homes, Incorporated, of record in Book 2599, page 567, said Register's Office. Henry Preston Bone died January 9, 2001 vesting title solely in Lena Belle R. Bone as the surviving tenant by the entirety. Lena Belle R. Bone has since died. Harold Preston Bone and Linda Carol Bradford are the devisees under the Will of Lena B. Bone, probated January 13, 2009, of record in Docket No. 09P58, Probate Court of Davidson County, Tennessee. Linda Carol Bone Bradford conveyed her interest in said property to Harold P. Bone by Quitclaim Deed of record in Instrument No. 20110110-0002682, said Register's Office.

Lena Belle R. Bone was the same person as Lena B. Bone.
Linda Carol Bradford is the same person as Linda Carol Bone Bradford.
Harold Preston Bone is the same person as Harold P. Bone.

Harold P. Bone warrants that the subject property has never been his marital residence and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 2331, pages 82 - 84, said Register's Office; and (c) restrictive covenants of record in Book 2481, page 499, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 539 Highcrest Drive, Nashville, Tennessee 37211

(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 30 day of March, 2012.

Harold P. Bone

Harold P. Bone

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 Harold P. Bone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of March, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public

Return To: Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027