THIS INSTRUMENT PREPARED BY:
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P. O. BOX 40
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STATE OF TENNESSEE)
COUNTY OF)
The actual value or consideration, whichever is greater, for this transfer is $255,000.00

Affiant

Sworn to and subscribed before me this 12 day of April, 2012.

Notary Public

My Commission Expires August 1, 2012

TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
5349 Fredericksburg Way West	5349 Fredericksburg Way W.	Owner	171 03 OA 187.00CO
Brentwood, TN 37027	Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Janet J. O'Donnell and Craig S. Bonds, Trustees of the O'Donnell/Bonds Family Trust dated August 9, 2007,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Robert J. Lyons,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Lot No. 45, on the Plan of Section 6B, Fredericksburg, of record in Book 9700 Page 151, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the O'Donnell/Bonds Family Trust by Quitclaim Deed from the Janet J. O'Donnell Trust of record in instrument number 20070918-0111748 Register's Office for Davidson County, Tennessee. Also being the same property conveyed to the Janet J. O'Donnell Trust by Warranty Deed from Norman K. Svien and wife Dorothy M. Svien, of record in Book 11570 Page 994Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120027753 DEEDWARR
Recvd: 04/17/12 09:59 3 pgs
Fees:18.00 Taxes:943.50
20120417-0032590

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 8920 Page 65 and amended in Book 9500 Page 393; Book 9860 Page 840 and Book 10694 Page 541; the Charter of the Fredericksburg Homeowner's Association recorded in Book 8920 Page 40; By laws of record in Book 8920 Page 45 and 10694 Page 539; restrictive covenants of record in Book 7798 Page 843; easement for drainage facility in Book 7851 Page 712; stormwater detention agreement in Book 9771 Page 545; deeds and easements for sewer and water in Book 9698 Pages 81 and 124 and Book 7993 Page 269; amenities area of record in Book 9443 Page 538 and on the plat of record in Plat Book 9700 Page 807, all Register's Office for Davidson County, Tennessee; applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of April, 2012.

JANET J. O'DONNELL AND CRAIG S. BONDS, TRUSTEES OF THE O'DONNELL/BONDS FAMILY TRUST

Janet J. O'Donnell

JANET J. O'DONNELL

C. S. Bonds

CRAIG S. BONDS

STATE OF NEVADA)
COUNTY OF Washoe)

Personally appeared before me, Sandi Overlease, a Notary Public, Janet J. O'Donnell and Craig S. Bonds, Trustees of the O'Donnell/Bonds Family Trust, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the O'Donnell/Bonds Family Trust and are authorized to execute this instrument on behalf of the Trust as the Trustees.

WITNESS my hand and official seal at Incline Village, Nevada, this the 12th day of April, 2012.

Sandi Overlease

NOTARY PUBLIC

My Commission Expires: 1/6/15

SANDI OVERLEASE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 03-80341-2 - Expires January 6, 2015