03

Realty Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51350
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse Montagnino Denise Montagnino 4418 Saunders Ave. Nashville, Tennessee 37216	**SUNTRUST MORTGAGE, INC.** **901 SEMMES AVE.** **RICHMOND, VA 23224**

TAX MAP-PARCEL NUMBERS: 06103003600

BILL GARRETT, Davidson County
Trans:T20120040793 DEEDWARR
Recvd: 06/04/12 11:56 2 pgs
Fees:13.00 Taxes:736.30
20120604-0048286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Bonner and spouse, Lisa Rota**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse Montagnino and spouse, Denise J. Montagnino** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Gra-Mar Acres, Section One of record in Book 2133, page 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Bonner and wife, Lisa Rota by Warranty Deed from Rosemary Wade, unmarried, dated Dec. 2, 2011 and recorded on Dec. 5, 2011 of record in Doc. No. 20111205-0094460, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Saunders Avenue and a 10 foot easement for public utility purposes along the rear lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot. And a 10 foot easement for temporary turnaround located along the front line of said lot. Subject to the right of way of the L&N Railroad over so much of the premises as may lie therein.

This is improved property, known as: 4418 Saunders Avenue, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor; Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2012.

Scott Bonner

Lisa Rota

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2012 , before me the undersigned authority, personally appeared Scott Bonner and Lisa Rota , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013