BILL GARRETT, Davidson County
Trans:T20120045704 DEEDWARR
Recvd: 06/20/12 15:25 3 pgs
Fees:18.00 Taxes:273.80
20120620-0054228

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1146**

WARRANTY DEED

THIS INDENTURE, made and entered into this ~~6/15/2012,~~ 6/16/2012 by and between **Edward L Miller and Nancy L Miller, husband and wife,** parties of the first part, and **Joseph Bondi, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit 108 on the plan of Phase 2, Hickory Glade, a PUD of record in Plat Book 6250, Page 889, amended in Book 6900, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dustin Kitch by cash deed dated 7/16/04 from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. as Instrument No. 20040621-0073066, said Register's Office. Further conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee dated 9/1/10 to Federal National Mortgage Association as Instrument No. 20100913-0072645, said Register's Office and then conveyed by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association to Edward L. Miller and Nancy L. Miller, husband and wife as Instrument No. 20110707-0051924, said Register's Office.

This conveyance is made subject to:

Parcel ID # **162-1C 108C**
☒ ~~Improved~~ OR
☐ Unimproved property located at: **461 Hickory Glade Drive, Unit 108, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Edward L Miller

Nancy L Miller

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Edward L Miller and Nancy L Miller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of June, 2012..

Notary Public

My Commission Expires: _____

****

Owner's Name: **Joseph Bondi**

and Address: **461 Hickory Glade Drive, Unit 108, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Fifth Third Mortgage Company
5001 Kingsley Drive
Cincinnati, OH 45227

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $74,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of June, 2012..

Notary Public

My Commission Expires: 2/6/15

KAREN C ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Cruz

On June 16, 2012 before me, Hoon K. Kim, Notary Public
(Here insert name and title of the officer)

personally appeared Edward L. Miller, Nancy L. Miller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Hoon K. Kim
Signature of Notary Public

(Notary Seal)

HOON K. KIM
COMM. # 1977653
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES JUNE 3, 2016

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document