File Box 8

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-233D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$179,320.00.~~ $179,370.00

Affiant

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 day of July, 2012.

Notary Public
Commission Expiration: 7/7/2014

ADDRESS OF NEW OWNER:
Barclay D. Owens
6524 Westfall Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Same

MAP-PARCEL:
126160A09400CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Bonner, unmarried and Sheena Bonner, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barclay D. Owens

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 94 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1, and Phase 1B, Section1, as shown on plan of record filed in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David Bonner and wife, Sheena Bonner by Warranty Deed dated May 28, 2004 from Corinthian Custom Homes, Inc., and filed for record on June 3, 2004, in Instrument No. 20040603-0065478, Register's Office for Davidson County, Tennessee. The said David Bonner and Sheena Bonner having divorced pursuant to Final Decree filed on March 31, 2008, Docket No. 07D-3640 in the Eighth Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **6524 Westfall Drive, Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20120050192 DEEDWARR
Recvd: 07/09/12 10:56 2 pgs
Fees:13.00 Taxes:663.67
20120709-0059984

D.B.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 6th day of July, 2012.

David Bonner

Sheena Bonner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Bonner and Sheena Booner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this 6 day of July, 2012

Notary Public
Commission Expiration: 7/7/2014

DEANNA GWYN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY