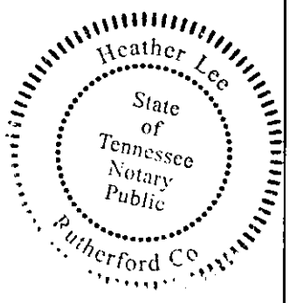
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120063624 DEEDWARR
Recvd: 08/24/12 14:50 2 pgs
Fees: 13.00 Taxes: 443.67
20120824-0076528



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,911.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2012.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014~~ 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Wilson	Sierra Pacific Mortgage	119-01-0-193.00
(NAME)	(NAME)	
227 Glenrose Avenue	5151 Beltline Rd. #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas, TX. 75254	
(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, WE, Kevin Ward Bonds and wife, Holly Severs Bonds, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Wilson and wife, Jamie S. Wilson and James E. Pulley and Michelle M. Pulley, a married couple, as joint tenants with rights of survivorship, 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 Nos. 34 and 35 on the map showing changes in Lots Nos. 34, 35, 36, and 37 of First Mortgage Bond Company's Subdivision of part of Block 'B', Overhill City Plan, as of record in Book 843, Page 28, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete and accurate legal description thereof.

INCLUDED BUT EXCLUDED in the above is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8644, Page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Ward Bonds and wife, Holly Severs Bonds, by Warranty Deed from William Terry Wells, unmarried, dated 2/22/95, of record in Book 9603, Page 177, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kevin Ward Bonds and Holly Severs Bonds by Andy Elliott as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120824-0076524 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 227 Glenrose Avenue, Nashville, TN 37210

(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 our hands this 15th day of August, 2012.

Kevin Ward Bonds by Andy Elliott Attorney in fact

Kevin Ward Bonds, By: Andy Elliott, Attorney in Fact

Holly Severs Bonds by Andy Elliott Attorney-in-fact

Holly Severs Bonds, By: Andy Elliott, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this August 15, 2012 before me personally appeared Andy Elliott, the person who executed the foregoing instrument on behalf of Kevin Ward Bonds and Holly Severs Bonds, and acknowledged that he executed the same as the free act and deed of the said Kevin Ward Bonds and Holly Severs Bonds, through Power of Attorney granted him by the said Kevin Ward Bonds and Holly Severs Bonds.

Witness my hand and official seal at Franklin, Tennessee this 15th day of August, 2012.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Return To: 12001674

Allegiance Title of TN, LLC

278 Doug Warpoole Road

Suite 317

Smyrna, TN 37167