THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120078605 DEEDWARR
Recvd: 10/16/12 13:10 2 pgs
Fees:13.00 Taxes:407.00
20121016-0094806

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***110,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 12 day of October, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Scott Bonner 222 37th Avenue, North Nashville, Tennessee 37209	Scott Bonner 2401 Elliott Avenue Nashville, TN 37204	MAP 092-13-0 PARCEL 450.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($***110,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Robert J. Bussiere, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Scott Bonner, married, (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. 37 on the Map of A Subdivision of The Northwest Part of The West End Land Company Property, as of record in Book 421, page 152, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert J. Bussiere, unmarried, by Warranty Deed dated December 20, 1996, from Joseph Carl Allen and wife, Audrey Allen, of record in Book 10299, page 43, in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the marital residence of Grantor and his spouse.

This is improved property known as 222 37th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Map of A Subdivision of The Northwest Part of The West End Land Company Property of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

3. Joint Driveway Agreements of record in Book 4475, page 599, and Book 10291, page 8, in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12 day of October, 2012.

Robert J. Bussiere

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Bussiere, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of October, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY