THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***30,695.00.

Susan Henderson
Affiant

BILL GARRETT, Davidson County
Trans:T20120095432 DEEDWARR
Recvd: 12/13/12 11:15 2 pgs
Fees:13.00 Taxes:113.57
20121213-0114872

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 11th day of December, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Susan Henderson
P.O. Box 91056
Nashville, Tennessee 37209

SEND TAX BILLS TO

Susan Henderson
P.O. Box 91056
Nashville, Tennessee 37209

MAP & PARCEL NOS.

Part of
MAP 092-13-0
PARCEL 450.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Six Hundred Ninety Five and 00/100 Dollars ($***30,695.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Scott Bonner, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Susan Henderson, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING any portion of Lot 37 on the Map of A Subdivision of The Northwest Part of The West End Land Company Property of record in Plat Book 421, page 152, in the Register's Office for Davidson County, Tennessee, that is included in Lot 2 on the Plan of the Normandy 2 Lot Subdivision of record as Instrument No. 20121211-0114039 in the said Register's Office.

BEING part of the same property conveyed to Scott Bonner, married, by Warranty Deed dated October 12, 2012, from Robert J. Bussiere, married, of record as Instrument No. 20121016-0094806 in the Register's Office for Davidson County, Tennessee.

Grantor also transfers and conveys any interest he may have in Lot 2 on the Plan of the Normandy 2 Lot Subdivision of record as Instrument No. 20121211-0114039 in the Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is a part of the 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, her 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 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, and matters, if any, shown on the Plan of Normandy 2 Lot Subdivision of record as Instrument No. 20121211-0114039 in the Register's Office for Davidson County, Tennessee.

3. 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, her 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 11th day of December, 2012.

Scott Bonner

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 Scott Bonner, 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 11th day of December, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY