WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20130009549 DEEDWARR
Recvd: 02/04/13 14:42 2 pgs
Fees:13.00 Taxes:1239.50
20130204-0011477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00**

Affiant

SUBSCRIBED AND ~~SWORN~~ TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013 (AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken S. Lau	**Silverton Mortgage Specialists, Inc.**	**MAP 145-2**
(NAME) **4639 Mountainview Drive**	(NAME) **1027 Monroe Drive NE, Suite B**	**PARCEL 72.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Atlanta, GA 30306**	
(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, **I, SANDRA B. BONDS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEN S. LAU AND SPOUSE, JAMIE C. HO,** 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 No. 28-B on the Plan of Zone Lot Division Lot 28 of Re-Sub of Lots 27 & 28 of Plan of Subdivision for Lots 24 through 28 of Tyne Crest of record in Plat Book 5200, page 766 amending Plat Book 5800, page 237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George R. Bonds et ux, Sandra B. Bonds by Warranty Deed from Downey Construction company, filed for record May 31, 1984 in Book 6304, page 261, Register's Office for Davidson County, Tennessee. The said George R. Bonds having died testate April 17, 2001, thereby vesting title as Sandra B. Bonds, surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 5200, page 766, amending Plat Book 5800, page 237, said Register's Office and (c) Restrictive covenants contained in Book 6283, page 21, and Book 3927, page 882, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4639 Mountainview Drive, Nashville, TN 37215**

(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 my hand this 31st day of January, 2013.

Sandra B. Bonds

Sandra B. Bonds

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Sandra B. Bonds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2013.

Commission expires:



Notary Public