BILL GARRETT, Davidson County
Trans:T20130017727 DEEDWARR
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Fees:13.00 Taxes:1295.00
20130304-0021528

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bonnabrook, LLC
1019 Jones Parkway
Brentwood, TN. 37027-8518

MORTGAGEE
Marvin Roger Hunley
137 North Posey Hill Road
Mt. Juliet, TN. 37122

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 086-01
PARCEL 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marvin Roger Hunley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bonnabrook, LLC,** 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:

Being a tract or parcel of land lying in Davidson County, Tennessee, as shown on an unrecorded survey made by John D. McCormick, 6040 Hagars Grove Pass, Hermitage, TN. 37076, RLS#674, dated January 25, 2013, entitled "The Marvin Roger Hunley Property", and being all of the property described in Book 5370, Page 220, Register's Office for Davidson County, Tennesseee and further described as follows:

Beginning at an iron rod in the Northerly margin of Bonnabrook Drive, said point being the Southwesterly corner of the McDonald's Corp. property recorded in Book 4635, Page 210, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the property herein described; thence along the Northerly margin of Bonnabrook Drive along a curve to the right with a radius of 1,374.0 feet, a distance of 100.00 feet to an iron rod; thence North 31 deg. 50 min. East, a distance of 231.9 feet to an iron rod at the edge of a Branch; thence South 53 deg. 49 min. East, a Distance of 39.0 feet to an iron rod in said Branch; thence South 31 deg. 50 min. West, a distance of 49.5 feet to an iron rod; thence South 84 deg. 16 min. East, a Distance of 71.4 feet to an existing concrete monument; thence South 32 deg. 41 min. West, a Distance of 207.1 feet to the point of beginning and containing 0.48 acres, more or less.

Being the same property conveyed to Marvin Roger Hunley and wife, Rena Justine Hunley by Installment Deed from Dodson Batson and wife, Emma Batson, dated December 1, 1978, filed for record in Book 5370, Page 220, Register's Office for Davidson County, Tennessee.
The said Rena Justine Hunley now being deceased.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement for sewer of record in Book 4279, Page 931; easements, covenants conditions and all matters, as may be of record.
This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **100 Bonnabrook Drive Hermitage, TN 37076.**

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 28th day of February, 2013.

Marvin Roger Hunley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marvin Roger Hunley, the bargainor(s) 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 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

MANAGING MEMBER
AFFIANT

Subscribed and sworn to before me this 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.1.16