WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033888 DEEDWARR
Recvd: 04/25/13 09:28 2 pgs
Fees:13.00 Taxes:342.25
20130425-0040996

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/20/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Advanced Building Solutions, Inc	Advanced Building Solutions, Inc	08416012400
(NAME)	(NAME)	
109 Tyne Blvd	109 Tyne Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shirley Loyce Able Robert Edward Bond Patricia Nell Northcutt Patricia Nell Northcutt**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Advanced Building Solutions, Inc**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 13 & 14, on the plan of Donelson Park Place, of record in Plat Book 547, Page 73, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Loy Clark Bond and wife, Nell Drennon Bond by Deed from Virginia Jenkins Criswell and husband W. H. Criswell, dated 10/02/1942 and filed for record on 10/08/1942 in Book 1236, Page 364, Register's Office for Davidson County, Tennessee. The said Loy Clark Bond having since died, leaving Nell Drennon Bond the sole surviving tenant by the entirety.

The said Nell Bond died testate on 3/26/2011 devising subject property to Shirley Loyce Able, Norman Clark Bond, Patricia Nell Northcutt and Robert Edward Bond as evidenced by the Last Will and Testament of Nell Bond filed in Docket No 11P1190, in the Probate Court Clerk's Office for Davidson County. The said Norman Clark Bond predeceased Nell Bond with no issue.

All matters as set forth per Plat Book 547, Page 73, said Register's Office.

Application to combine parcels of record in Instrument 200801300009697, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2519 Park Drive, Nashville, TN 37214-2126
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of April, 2013.

Shirley Loyce Able

Robert Edward Bond

Patricia Nell Northcutt

Patricia Nell Northcutt
Executrix of the Estate of Nell Bond

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Loyce Able, Robert Edward Bond and Patricia Nell Northcutt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of April, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Nell Northcutt, the Executrix for the estate of Nell Bond ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official this 23rd day of April, 2013

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122