BILL GARRETT, Davidson County
Trans:T20130067056 DEEDWARR
Recvd: 08/05/13 14:46 2 pgs
Fees:13.00 Taxes:1332.00
20130805-0081829

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2013.

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew J. Bonami Rachel H. Bonami 800 Wickshire Drive Brentwood, TN 37027	NEW OWNER	172-09-0-A-111.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES R. SHEORN, III AND MELISSA MARIA SCHLECT, N/K/A MELISSA SCHLECT SHEORN, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW J. BONAMI AND RACHEL H. BONAMI, HUSBAND AND WIFE, 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. 111 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Pages 665 and 666, as amended by instrument of record as Instrument No. 20050214-0016357, both in the Register's Office for Davidson County, Tennessee, to which said plan and amendment reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James R. Sheorn, III and Melissa Maria Schlect, both unmarried persons by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, dated March 31, 2000, of record in Instrument No. 20000405-0034413, Register's Office for Davidson County, Tennessee. The said Melissa Maria Schlect having since married James R. Sheorn, III and is now known as Melissa Schlect Sheorn.

This conveyance is made subject to:

1) 2013 taxes, which have been prorated and are assumed by the Grantee.

2) All matters appearing on the Plan of record in Book 9700, Pages 665 and 666, and amended in Instrument No. 20050214-0016357, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48, and amended in Book 10962, Page 516, Instrument No. 20010523-0053234, and Instrument No. 20030728-0105031, Register's Office for Davidson County, Tennessee.

4) Restrictive Covenants of record in Book 4148, Page 75, Book 4148, Page 261, and also shown in Deed of record in Book 4693, Page 691, Register's Office for Davidson County, Tennessee.

This property is improved property known as 800 Wickshire Drive, Brentwood, Tennessee 37027.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to 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 1 day of August, 2013.

JAMES R. SHEORN, III

MELISSA SCHLECT SHEORN
F/N/A MELISSA MARIA SCHLECT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. SHEORN, III and MELISSA SCHLECT SHEORN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of August, 2013.

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/09/14