WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067433 DEEDWARR
Recvd: 08/06/13 13:38 2 pgs
Fees:13.00 Taxes:462.50
20130806-0082402

20135542

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

James F Bond III
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 19, 2014
(AFFIX SEAL)

MARK D. BOLES, SR. NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARK D. BOLES, SR., ATTORNEY AT LAW
123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-GROUP-PARCEL NUMBERS
James F. Bond III Melissa A. Childers	Peoples Home Equity, Inc.	096 14 0 068.00--
(NAME) 2938 Twin Lawn Dr	(NAME) 215 Ward Circle	-
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	-
(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, WE, **JAMES F. BOND JR., A MARRIED MAN*****, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES F. BOND III, AN UNMARRIED MAN, AND MELISSA A. CHILDERS, AN UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~MONTGOMERY~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 739 on the Plan of Cloverhill Subdivision, Section 9, of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

This being the same property conveyed to James F. Bond, Jr. by Quit-Claim Deed from Ellen E. Parker, now Ellen E. Bond on 3/22/2002 and recorded on 3/25/2002 in Instrument #20020325-0035931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) restrictive covenants of record in Register's Office Davidson County, Tennessee (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions and setback lines as shown by Plat of record, and (6) other matters of public record.

***** PAMELA L. BOND, WIFE OF JAMES F. BOND, JR., JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE EXPRESS PURPOSE OF CONVEYING AND WAIVING ANY AND ALL MARITAL RIGHTS SHE MAY HAVE IN THE PROPERTY.**

unimproved ☐

This is improved ☒ property, known as 2938 Twin Lawn Drive, Nashville, TN 37214

(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 July, 2013.

James F Bond Jr.

James F. Bond Jr.

Pamela L. Bond

Pamela L. Bond

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this 31st day of **July 2013**, before me, **Mark D. Boles, Sr.**, personally appeared **James F. Bond Jr. and Pamela L. Bond**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence his identity and who acknowledged that he executed the foregoing instrument and that the execution of same was his free act and deed.

Sworn to and subscribed before me this 31st day of July, 2013. In witness whereof I have hereunto set my hand and affixed my official seal at Clarksville, Tennessee.

My Commission expires: July 19, 2014

Mark D. Boles, Sr. Notary Public

MARK D. BOLES, SR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY