BILL GARRETT, Davidson County
Trans:T20130086929 DEEDWARR
Recvd: 10/08/13 10:31 2 pgs
Fees:13.00 Taxes:185.37

20131008-0105546

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $50,100.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Notary Public
My commission expires: 11-3-15

06-1308-75275

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott Bonner 2401 ELLIOTT AVE. NASHVILLE, TN 37204	NEW OWNERS	106-13-0-139.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy S. Frensley, unmarried, by and through her Court appointed Conservator, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott Bonner and wife, Lisa Rota, hereinafter called the Grantees, their successors 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. 64, on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vern H. Dixon and wife, Blanche H. Dixon by deed from William T. Wiley and wife, Lela C. Wiley, dated September 7, 1963, recorded September 17, 1963, of record in Book 3646, Page 61, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dorothy S. Frensley by Quitclaim Deed from Vern H. Dixon and wife, Blanche R. Dixon, dated July 27, 1971, recorded August 4 1971, of record in Book 4526, Page 253, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joni Lynn Frensley-Moody by Quitclaim Deed from Dorothy S. Frensley, unmarried, dated August 12, 2011, recorded August 16, 2011, of record in Instrument No. 20110816-0063180, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dorothy S. Frensley by Quitclaim Deed from Joni Lynn Frensley-Moody, dated June 10, 2013, recorded June 11, 2013, of record in Instrument No. 20130611-0059497, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a court order by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointing Joni Frensley Moody as Conservator for Dorothy S. Dixon Frensley, docket number 13P1423. Said Dorothy S. Dixon Frensley and Dorothy S. Frensley are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2121 Sadler Ave., Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and

unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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 1st day of October, 2013.

Dorothy S. Frensley By Joni Frensley Moody Conservator
Dorothy S. Frensley by Joni Frensley Moody, Conservator

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 Joni Frensley Moody, with who I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the court appointed Conservator of Dorothy S. Frensley, a/k/a Dorothy S. Dixon Frensley, the grantor herein, and who acknowledged that she as such Conservator is authorized by The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket no. 13P1423, to execute this instrument on her behalf.

Witness my hand and seal at Mt. Juliet, TN, this 1st day of October, 2013.

Tabatha Edwards
Notary Public

My Commission Expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY