This Instrument Prepared By:

William A. Graham, Attorney
Lawwell, Dale & Graham
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

BILL GARRETT, Davidson County
Trans:T20130106620 DEEDWARR
Recvd: 12/23/13 14:39 4 pgs
Fees:23.00 Taxes:1387.50
20131223-0129472

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **GILBERT GROSVENOR EDSON, JR., AS EXECUTOR OF THE ESTATE OF ELIZABETH THOMPSON EDSON, AND ELIZABETH JOY EDSON DOUGHERTY, GILBERT GROSVENOR EDSON, JR., AND ANN RUTLEDGE EDSON GREMILLION (ONE AND THE SAME PERSON FORMERLY KNOWN AS ANN RUTLEDGE EDSON), INDIVIDUALLY,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **BENAJAH BONNER AND WIFE, MOLLY BONNER, AS TENANTS BY THE ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, described according to a survey made January 14, 1937, by W.B. Southgate, Surveyor, as follows: Beginning at a point in the westerly margin of Estes Avenue, formerly known as Compton Road, 927 feet south of the southwest intersection of said Avenue and Abbott Martin Road, being 285 feet south of the southeast corner of the Webber Tract; thence westwardly and parallel with Webber's southerly line, 395 feet to a point 285 feet south of Webber's southwest corner; thence southwardly 135 feet to an iron pin; thence south 87 deg. 40' east 395 feet to an iron pin in the westerly margin of said Avenue; thence with said Avenue, north 2 deg. 10' east 135 feet to the beginning.
>
> Being the same property conveyed to Gilbert Grosvenor Edson and wife, Elizabeth Thompson Edson, by deed of record in Deed Book 4417, Page 736, Instrument No. 19700515-4417736, Register's Office of Davidson County, Tennessee. Gilbert Grosvenor Edson died January 4, 2011, leaving Elizabeth Thompson Edson as the surviving tenant by the entirety.

Elizabeth Thompson Edson died testate November 20, 2012, and devised the property to her three children, Elizabeth Joy Edson, Gilbert Grosvenor Edson, Jr., and Ann Rutledge Edson (one and the same person now known as Ann Rutledge Edson Gremillion). See Davidson County Probate Docket #13P5.

Legal Description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as MAP/PARCEL 116-16-0-062.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and paid at closing.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 7 day of December 2013.

The Estate of Elizabeth Thompson Edson

By: Gilbert G Edson Jr Executor
Gilbert Grosvenor Edson, Jr., Executor

Elizabeth Joy Edson Dougherty
Elizabeth Joy Edson Dougherty

Gilbert G Edson Jr
Gilbert Grosvenor Edson, Jr.

Ann Rutledge Edson Gremillion
Ann Rutledge Edson Gremillion (One and the same person formerly known as Ann Rutledge Edson)

STATE OF South Carolina

COUNTY OF Pickens

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **GILBERT GROSVENOR EDSON, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor** of **The Estate of Elizabeth Thompson Edson** the within bargainor, and who, being authorized so to do, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed by signing the name of the Estate by himself as **Executor**.

WITNESS my hand and seal of office in Easley, SC this 7th day of December, 2013.

My commission expires:

AVAIL C. MANIGAULT
Notary Public, State of South Carolina
My Commission Expires 7/13/2021

Avail McDowell F/K/A Manigault
Notary Public

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public of said state and county, **ELIZABETH JOY EDSON DOUGHERTY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 20th day of December, 2013.

My commission expires:
12/4/2015

William A. Graham
Notary Public

STATE OF South Carolina

COUNTY OF Pickens

Personally appeared before me, the undersigned Notary Public of said state and county, **GILBERT GROSVENOR EDSON, JR.**, the within named bargainor, 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 and expressed.

WITNESS my hand and seal at office in Easley, South Carolina, this 7th day of December, 2013.

My commission expires:

Avail McDowell F/K/A Manigault
Notary Public

AVAIL C. MANIGAULT
Notary Public, State of South Carolina
My Commission Expires 7/13/2021

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public of said state and county, **ANN RUTLEDGE EDSON GREMILLION (ONE AND THE SAME PERSON FORMERLY KNOWN AS ANN RUTLEDGE EDSON)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee this 6 day of December, 2013.

My commission expires:

_____

Notary Public

WILLIAM A. GRAHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$375,000.00.**

Affiant

Sworn and subscribed to before me,

this 20th day of December, 2013.

Notary Public

My commission expires:

_____

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

New Owner

NAME AND ADDRESS OF PROPERTY OWNERS:

Benajah and Molly Bonner

4005 Estes Rd

Nashville, TN 37215