(1)

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14010035**<br><br>**RETURN TO**<br>Stewart Title Company<br>121 First Avenue South, Suite 200<br>Franklin, TN 37064<br>File #02SS-188104 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $257,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of February, 2014.<br><br>Notary Public<br>My Commission Expires: June 14, 2015<br><br>MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jason Bone and Stefanie Bone<br>716 Sugar Mill Trail<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>181010B03300CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cara B. Ellis and husband, Grant R. Ellis,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason A. Bone and Stefanie Bone, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 172, SECTION ONE, ADDITION TO SUGAR VALLEY, as shown on plat of record in Instrument No. 20030708-0093537, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cara B. Ellis and husband, Grant R. Ellis by Warranty Deed from William P. Walker, Jr. and wife, Nancy J. Walker, recorded on the 16th day of June, 2009 in Instrument No. 20090616-0055883, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, ADDITION TO SUGAR VALLEY, as recorded in Instrument No. 20030708-0093537.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030708-0093637, amended at Instrument No. 20040203-0013041.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.
Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852.

BILL GARRETT, Davidson County
Trans:T20140010512 DEEDWARR
Recvd: 02/13/14 11:14 2 pgs
Fees:13.00 Taxes:952.75
20140213-0012833

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469.

Deed to Homeowners Association for Common Areas recorded at Instrument No. 20000425-0041128.

This is improved property located at 716 Sugar Mill Trl Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of February, 2014.

Cara B. Ellis

Grant R. Ellis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cara B. Ellis and Grant R. Ellis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2014.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public

My Commission Expires: _____