This Instrument Prepared By:
R. Francene Kavin, Attorney
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140037225 DEEDWARR
Recvd: 05/28/14 15:56 2 pgs
Fees:13.00 Taxes:1147.00
20140528-0045916

ADDRESS NEW OWNER:
Ashley Hockensmith
312 Sylvan Park Lane
Nashville, TN. 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP/PARCEL

104-1-F-27.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laura E. Snyder Bonfiglio, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ashley Hockensmith unmarried**, hereinafter called the GRANTEE, her 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 Unit 27 on the Plan of West End Station Condominiums, as established under Master Deed of record in Instrument #20070712-0083315, as amended in Instrument #20071220-0146057, and in Instrument #20080919-0095641, and in Instrument #20081029-0108160, and in Instrument #20090825-0080074, in the Register's Office, Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Laura E. Snyder by warranty deed from West End Station, LLC, a Tennessee limited liability company, of record in Instrument #20090918-0087493, Register's Office for Davidson County, Tennessee.

Laura E. Snyder is one and the same person as Laura E. Snyder Bonfiglio.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **312 Sylvan Park Lane, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

Colin D. Bonfiglio, husband of Laura E. Snyder Bonfiglio, joins in this conveyance for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise.

WITNESS OUR HANDS, this the **22nd** day of **May, 2014.**

Laura E. Snyder Bonfiglio

Colin D. Bonfiglio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Laura E. Snyder Bonfiglio and husband, Colin D. Bonfiglio**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2014.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of May, 2014.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/23/17

File #14-035