WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038569 DEEDWARR
Recvd: 06/03/14 09:05 2 pgs
Fees:13.00 Taxes:2051.43
20140603-0047595

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $554,441.60.

Lynda K. Jones
Affiant

Subscribed and sworn to me on May 23rd, 2014.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Colin David Bonfiglio 2238 Castleman Drive Nashville, TN 37215	New Owner	13101007300

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Company, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Colin David Bonfiglio and wife, Laura Snyder Bonfiglio, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of B.M. Stammer Subdivision of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Rochford, married, by quitclaim deed from Rochford Realty & Construction Co., Inc., a Tennessee corporation dated July 18, 2013, of record as Instrument No. 20130723-0076182, said Register's Office.

Being the same property conveyed to Rochford Realty & Construction Company, Inc., a Tennessee corporation from John T. Rochford, married, by quitclaim deed dated May 23, 2014, of record as Instrument No. 20140603-0047594, said Register's Office.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are 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 itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 23rd, 2014.

Rochford Realty and Construction Company, Inc.

By Donald F. Rochford, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 23rd, 2014, before me personally appeared Donald F. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Company, Inc., the within named bargainor, and that he as such authorized representative and Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Vice President.

Witness my hand and official seal on May 23rd, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY