BILL GARRETT, Davidson County
Trans: T20140046844 DEEDWARR
Recvd: 07/01/14 13:20 2 pgs
Fees: 13.00 Taxes: 699.30

20140701-0057743

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
9005 Overlook Boulevard
Nashville, Tennessee 37027
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public
My commission expires: 5.2.2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie Brooke Properties, LLC 189 Heritage Drive Ringgold, GA 30736	New Owner	117070H00400CO

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, **David L. Bone, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Bonnie Brooke Properties, LLC, a Georgia limited liability company**, hereinafter called the Grantee, his 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 Unit No. 3316 on the Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, said Register's Office

Being the same property conveyed to David L. Bone by Warranty Deed from Peggy H. Chrisman, unmarried, dated June 1, 2005, and recorded on June 2, 2005 of record in Instrument No. 20050602-0062620, Davidson County Register of Deeds.

This is improved property known as 3316 Hillsboro Pike, Nashville, Tennessee 37215.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his 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 30th day of June, 2014.

David L. Bone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee this 30th day of June, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

