BILL GARRETT, Davidson County
Trans:T20140046845 DEEDWARR
Recvd: 07/01/14 13:22 2 pgs
Fees:13.00 Taxes:777.00
20140701-0057745

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014. NOTARY PUBLIC My commission expires: 12/23/2014

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Bone 4835 Bevendean Dr. Nashville, TN 37211	Parthenon Federal Credit Union 201 8th Ave. South Nashville, TN 37202	161-09-0-A-042.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER A. SEMDER, JOINED BY HIS WIFE, WHITNEY JORDAN SEMDER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID L. BONE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 4835, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form on ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by Instrument No. 200808080081965 in the Register's Office for Davidson County, Tennessee, said units/lots also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Christopher A. Semder, unmarried, by Warranty Deed from Regent Homes, LLC, dated 6/23/2010, recorded 7/13/2010, of record in Instrument No. 20100713-0055007, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4835 Bevendean Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2014.

Christopher A. Semder, by Leslie Garside, attorney in fact

CHRISTOPHER A. SEMDER, BY LESLIE GARSIDE, ATTORNEY IN FACT

Whitney Jordan Semder, by Leslie Garside, attorney in fact

WHITNEY JORDAN SEMDER, BY LESLIE GARSIDE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of June, 2014, before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Christopher A. Semder and Whitney Jordan Semder, and that said instrument was signed in behalf of the said Christopher A. Semder and Whitney Jordan Semder by herself as their attorney-in-fact, pursuant to a validly executed Power of Attorney of record in Instrument No 20140701-0057744, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY