Return to
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #8428

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

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

Notary Public
My commission expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Tunney 530 Battle Rd. Antioch TN 37013	First Bank 3500 Blue Lake Dr Suite 325 Birmingham AL 35243	188-000-175.00

BILL GARRETT, Davidson County
Trans:T20140048073 DEEDWARR
Recvd: 07/07/14 10:56 2 pgs
Fees:13.00 Taxes:1461.50
20140707-0059341

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Claude H. Bonds and wife Linda P. Bonds hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard Tunney and wife Melodie Tunney hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain tract of land located in the 31st Councilmanic District for Metropolitan Nashville Davidson County, Tennessee, and more particularly described as follows:

Beginning on an iron rod situated in the northerly boundary line of the Herschel Wayne and Quida W. Holt Property as evidenced in Book 10908, Book 636, Register's Office for Davidson County, Tennessee, said iron rod being N. 80 degrees 08' 53" W 1.89 feet from an iron rod with a red plastic cap stamped "MEC", said iron rod also being situated on the westerly margin of Battle Road; thence with the margin of Battle Road N 09 degrees 01' 06" E 225 feet to an iron rod; thence leaving the said margin of Battle Road with a new line N 80 degrees 12' 53" W 388.98 feet to an iron rod; thence S 08 degrees 01' 06" W 225 feet to an iron rod situated by a wood post fence corner, said iron rod being the northwesterly corner of the post fence corner, said iron rod being the northwesterly corner of the aforesaid Herschel & Quida Holt Property, and bearing a plastic cap stamped "MEC"; thence with Holt and a wire fence line S 80 degrees 30' 14" E 73.03 feet to an iron rod bearing a plastic cap stamped "MEC" thence S 80 degrees 08' 53" E 315.95 feet to the Point of Beginning containing 2.01 Acres (87,440 Square Feet) more or less.

Legal Description obtained from prior deed

Being the same property conveyed to Tina Bonds by Quitclaim Deed dated December 12, 2002 from Rachel Yates Bonds of record in Instrument No. 20021220-0157348, Register's Office for Davidson County, Tennessee. Tina Bonds having died on March 9, 2014 leaving Claude H. Bonds and Linda P. Bonds as sole heirs as evidenced by the Affidavit of Heirship of record in Instrument No. 20140707-0059340, Register's Office for Davidson County, Tennessee. Steve Hawks having conveyed all his interest in the property to Claude H. Bonds and Linda P. Bonds of record in Instrument No. 20140321-0023383, Register's

Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Tina Bonds Property of record in Instrument No. 20040406-0038739 Register's Office for Davidson County, Tennessee

This property is improved property known as 530 Battle Rd., Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Claude H. Bonds

Linda P. Bonds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude H. Bonds and Linda P. Bonds, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2014.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/15

FILE NO: 08258