BILL GARRETT, Davidson County
Trans:T20140062494 DEEDWARRSP
Recvd: 08/22/14 14:46 4 pgs
Fees:23.00 Taxes:129.50
20140822-0076916

This Instrument Prepared By:
Carey T. Frazier, Attorney
6025 Murray Lane
Brentwood, TN 37027
Tel: 615-373-4817

SPECIAL WARRANTY DEED

Grantors	**James F. Bonds and Claude H. Bonds**
Grantee:	**Robert M. Krull**
County:	**Davidson County, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Robert M. Krull	**Map and Parcel No. (s):**
4821 Bevendean Drive	**19-1963 157**
Nashville, TN 37211	

Affidavit of Consideration

STATE OF TENNESSEE **COUNTY OF Davidson**	
The actual consideration for this transfer is thirty-five thousand ($35,000) dollars. Robert M. Krull **Robert M. Krull, Affiant**	**Subscribed and sworn to before me, This 22nd day of August, 2014.** Carey T. Frazier **Notary Public** **My Commission Expires: 4/8/2015**

CAREY T. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 8, 2015

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, James F. Bonds and Claude H. Bonds, (**"Grantors"**) have bargained and sold, and do hereby transfer and convey unto Robert M. Krull, (**Grantee**), his successors, heirs and assigns, the real estate described in Exhibit A, attached hereto ("the Property").

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantors covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and binds themselves and their successors to warrant and forever defend the title to the Property to Grantee, its successors, heirs and assigns, against the claims of all persons claiming by or through the Grantors but not otherwise.

The property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantors transfer and convey to Grantee all of Grantor's right and benefit that they may possess under any and all covenants and warranties as set out in any prior deed conveying the Property James F. Bonds and Claude H. Bonds.

IN WITNESS WHEREOF, the Grantors have signed this Special Warranty Deed on this 22nd day of August, 2014.

James F. Bonds, Grantor

Claude H. Bonds, Grantor

Wanda Gail Bonds, wife of James F. Bonds, Grantor, joins in this conveyance for the purpose of releasing any rights, marital or otherwise, that she may have in the Property.

Linda P. Bonds, wife of Claude H. Bonds, Grantor, joins in this conveyance for the purpose of releasing any rights, marital or otherwise, that she may have in the Property

Wanda Gail Bonds

Linda P. Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Bonds, the within named bargainor, and his wife, Wanda Gail Bonds, 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, at office, this 22nd day of August, 2014.

Notary Public
My Commission Expires: 4/8/2015



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Claude H. Bonds, the within named bargainor, and his wife, Linda P. Bonds, 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, at office, this 22nd day of August, 2014.

Notary Public
My Commission Expires: 4/8/2015



EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, according to a survey by Donald R. Carver, Surveyor, dated October 10, 1979, and being all of the property described in Deed Book 6964, Page 765, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being the southeasterly corner of the property conveyed to Joe B. Hood, etux, from James D. Lane, etux as of record in Book 3973, Page 400, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Mt. View Road, North 87 deg. 45 min. west, 366.79 feet; thence still along the northerly margin of Mt. View Road in an arc in a westerly direction 212.21 feet; thence north 45 deg. 00 min. east 159.93 feet; thence north 35 deg. 45 min. east, 430.10 feet; thence south 88 deg. 00 min. east, 361.79 feet; thence south 2 deg. 30 min. west, 310.0 feet; thence north 87 deg. 45 min. west, 210.0 feet; thence south 2 deg. 30 min. west 210.0 feet to the point of beginning, containing 6.8 acres, more or less.

Being the same property conveyed to James F. Bonds and Claude H. Bonds by Quitclaim Deed of record at Instrument Number 20020923-0115681, Register's Office of Davidson County, Tennessee.

This property is known as 5065 Mt. View Road, Antioch, TN 37013.