WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066000 DEEDWARR
Recvd: 09/04/14 15:30 2 pgs
Fees:13.00 Taxes:962.00
20140904-0081194

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Bonner and wife, Kimi Bonner	New Owner	126150A33400CO
(NAME)	(NAME)	
1200 Beautiful Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Fleming and Spouse, Adrienne L. Fleming, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Bonner and wife, Kimi Bonner,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * husband and wife,

Being Lot 29, as shown on Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record in Instrument # 20040806-0094780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Fleming and Spouse, Adrienne L. Fleming, by deed of record in Instrument Number 20050218-0018600, Register's Office for Davidson County, Tennessee.

Subject to Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010717-0075902 (which consolidates all prior versions), Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee. Easements of record in Book 8992, Page 63, Book 9665, Page 420, and Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreements of record in Instrument Number 20001120-0114598 and Instrument Number 20021217-0155375, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easements of record in Instrument Number 20040204-0013636 and Instrument Number 20040406-0038745, Register's Office for Davidson County, Tennessee. Conveyance of Common Area of record in Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee. All existing easements and all other matters shown on Boundary Plat of record in Book 6900, Page 470; and plat of record in Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1200 Beautiful Valley Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of Aug., 2014.

James E. Fleming

Adrienne L. Fleming

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 James E. Fleming and Adrienne L. Fleming, 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 Franklin, Tennessee this 29th day of Aug., 2014.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public