NEW OWNER:

Justin Rogers
Blaine Bonadies
1521 Dallas Ave.
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0522

Map 083 Group 03-0 Parcel 306.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140069075 DEEDWARR
Recvd: 09/16/14 10:39 3 pgs
Fees:18.00 Taxes:444.00
20140916-0084721

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NINA M. RAY AND KIMBERLY J. HINDMAN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN ROGERS AND BLAINE BONADIES, as Tenants in Common** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Re-Subdivision of Lots 34 & 51 of W. S. Ashworth Subdivision, recorded October 30, 1970, in Book 4350, Page 176, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the south margin of Carter Street at the original corner of Lots 51 and 52 of said Ashworth Subdivision, thence with the line between said lots, crossing an abandoned alley, and along the line between Lots 33 and 34 of said Ashworth Subdivision, southerly 291 feet, more or less, to the northeasterly margin of the L&N Railroad right of way; thence with said right of way Southeasterly 54.45 feet, more or less, to the North margin of Greenwood Avenue; thence with the margin of the same, easterly 15 feet, more or less, to an iron pin marking the center of former Lot 34, now the dividing line between Lots 1 and 2 as shown on the survey of the Re-Subdivision of Lots 34 and 51 dated December 17, 1969, and made by Southern Land Surveying Company, Inc., of record in Book 4350, Page 176, said Register's office; thence with the line between said lots, and along said line extended, crossing an alley now abandoned, and along the line between said Lots 1 and 2, northerly 333.25 feet to the south margin of Carter Street; thence with the margin of the same, westerly 50 feet to the beginning.

BEING the same property conveyed to Albert L. Ray and wife, Nina M. Ray and Leonard B. Hindman and wife, Kimberly J. Hindman, as joint tenants with right of survivorship, by Warranty Deed from Charlene C. Seigenthaler and husband, Joe Seigenthaler, dated May 15, 2000, and of record as Instrument No. 20000517-0049617, Register's Office for Davidson County, Tennessee. Albert Ray passed away on February 14, 2001, and Leonard B. Hindman passed away on December 25, 2010, therefore vesting title in Nina M. Ray and Kimberly J. Hindman as joint tenants with right of survivorship.

This is IMPROVED property known as 2112 Carter Avenue A & B, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **June, 2014**.

Nina M. Ray
NINA M. RAY

BY: Wanda F. Scalf
WANDA F. SCALF, Attorney-in-Fact
Pursuant to Power of Attorney of Record RODCT,
Instrument No. _____

Kimberly J. Hindman
KIMBERLY J. HINDMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KIMBERLY J. HINDMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WANDA F. SCALF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, NINA M. RAY, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **120,000.00** .

AFFIANT

Sworn to and subscribed to before me 18th day of ~~June, 2014~~

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY