Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Bonner Builders, Inc.<br>2204 11th Avenue South<br>Nashville, TN 37204 | New Owner | 105-13-0-234.00 |

## 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, **Sammie Pointer**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bonner Builders, Inc.**, 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 Lot No. 24 on the Map of Duckworth's Addition to Nashville, as of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the easterly side of 11th Avenue South and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Sammie Pointer by Quitclaim Deed from Annie E. Scales recorded on September 26, 2002 in Instrument Number 20020926-0117488, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2204 11th Avenue South, Nashville, TN, 37204**

This conveyance is subject to the following: All matters appearing of record in Plat Map Book 57, Page 83, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140071061 DEEDWARR
Recvd: 09/23/14 10:36 2 pgs
Fees:13.00 Taxes:1276.50
20140923-0087153

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 22nd day of September, 2014.

Sammie Pointer

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 **Sammie Pointer** 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 this 22nd day of September, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014093277