Davidson County DEEDWARR
Recvd: 05/18/15 11:33 3 pgs
Fees:18.00 Taxes:758.50
20150518-0045415

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1215B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gina Bonn and Gary Bonn	SAME	142-09-0F-708.00-CO
708 General George Patton Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WHITETTA ADAMS AND MICHAEL L. ADAMS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY BONN AND WIFE, GINA BONN

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, TO-WIT:

Unit No. 708, together with the carport designated No. 708-C, in River Plantation, Section VIII, Phase II, a condominium, a horizontal property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq, Register's office of Davidson County, Tennessee, to which reference is hereby made. the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed any By-Laws appended thereto, recorded in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Whitetta Adams, married by Warranty deed from Nancy C. Strickland and Jerry Strickland, wife and husband of record in Instrument No. 20091221-0116093 Register's Office for Davidson County, Tennessee, dated December 15, 2009 and recorded on December 21, 2009.

Being the same property conveyed to Whitetta Adams and Michael L. Adams, wife and husband by Quit Claim deed from Whitetta Adams, a married of record in Instrument No. 20140520-0043357 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on May 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 514 through 517, Inclusive and amended in Book 6900, Page(s) 654 through 657, Inclusive,, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of River Plantation Phase II, Section VIII, of record in Plat Book 6900, Page 397, as corrected in Book 8123, Page 690, Register's Office for Davidson County, Tennessee.

Subject to Master Deed establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II) of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants for River Plantation Sections 8-11 Umbrella Association, of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Charter for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to River Plantation Section VIII, Phase 2 Condominium Association of record in Instrument No. 20090825-0079854, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.

Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 708 General George Patton Rd, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 15th day of May, 2015.

Whitetta Adams

Michael L. Adams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WHITETTA ADAMS AND MICHAEL L. ADAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2015.

Notary Public

My Commission Expires: 10/2/2017

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1215B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

