Davidson County DEEDWARR
Recvd: 05/18/15 15:42 3 pgs
Fees:18.00 Taxes:3296.70
20150518-0045710

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of May, 2015 by and between Judith A. Musgrove, Trustee of the Judith A. Musgrove Revocable Living Trust, hereinafter referred to as GRANTOR, and Michael C. Bono and Amy G. Bono husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Oak Hill Valley of record in Plat Book 1835, pages 15-16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Judith A. Musgrove, Trustee of the Judith A. Musgrove Revocable Living Trust, such trust having been established under that certain revocable trust agreement dated September 12, 2012, dated May 22, 2014, recorded June 19, 2014, of record in Instrument 201406190053438, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 938 Oak Valley Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Judith A. Musgrove Revocable Living Trust

By: _____ TRUSTEE
Judith A. Musgrove, Trustee

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah Stramel, a Notary Public of said State and County aforesaid, personally appeared **Judith A. Musgrove** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **Judith A. Musgrove Revocable Living**, and that she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as **Trustee**.

Witness ~~my~~ hand and ~~seal~~, at office in Franklin TN, this the 15th day of May, 2015.

Notary Public
My Commission Expires: ~~My Commission Expires~~ October 30, 2016

Name and Address of Property Owner:
Michael C. Bono and Amy G. Bono
938 Oak Valley Lane,
Nashville, TN 37220

Send Tax Statements to:

NEW OWNER

Map & Parcel 13213004800

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $891,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of May, 2015.

Notary Public

My Commission Expires: 3/6/18

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-138

# True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17

Notary` Seal (if on paper)

