WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 15:11 3 pgs
Fees:18.00 Taxes:2508.60
20150630-0063267

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $678,000.00.

William Mitchell Gavigan, Jr.
Affiant

Subscribed and sworn to me on June 29, 2015.

Todd A. Bricker
NOTARY PUBLIC

TODD A BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 3-11-2017

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28549SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Bonfield Stefany Bonfield 1208 A Linden Ave. Nashville, TN 37212	New Owner	105-13-0J-002.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Mitchell Gavigan, Jr.,, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Christopher Bonfield and Stefany Bonfield, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record as Instrument No. 20100201-0008054, in the Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record as Instrument No. 20100205-0009513, in said Register's Office. Reference is made to Exhibit "B" to the said First Amendment for the Plat identifying Unit 2 of Linden Place.

Being the same property conveyed to William Mitchell Gavigan, Jr., unmarried, by Warranty Deed from John Ingrassia, unmarried, recorded September 6, 2013, as Instrument No. 20130906-0094413 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters set forth in the Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for Linden Place, of record as Instrument no. 20100201-0008054, Register's Office for Davidson County, Tennessee, together with the By-Laws of the Linden

Avenue Homeowners' Association, Inc., attached thereto as Exhibit "C" and to which reference is hereby made for more particulars.

3. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place of record as Instrument No. 20100205-0009513, Register's Office for Davidson County, Tennessee, together with the revised plan shown as Exhibit "B" therein.
4. Charter of the Linden Avenue Homeowners' Association, Inc., of record as Instrument No. 20100202-0008395, Register's Office for Davidson County, Tennessee.
5. Terms and Conditions of the Driveway Easement Agreement of record as Instrument No. 20070214-0018766, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1208 A Linden Ave., Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 29th day of June, 2015.

William Mitchell Gavigan, Jr.

William Mitchell Gavigan, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 29, 2015, before me personally appeared William Mitchell Gavigan, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 29, 2015.

Todd A. Bricker

NOTARY PUBLIC

TODD A BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

My Commission Expires:

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY