BILL GARRETT, Davidson County
Trans:T20150056152 DEEDWARR
Recvd: 07/10/15 16:19 3 pgs
Fees:18.00 Taxes:120.25
20150710-0067432

FROM: Donald K. Rucker and Jonathan P. Ryan
TO: Melissa Renee Bond

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Melissa Renee Bond 935 Woodland St. Nashville, TN 37206	Same	Map 52-3 Parcel 69

THIS INSTRUMENT PREPARED BY: Stephen C. Baker, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Melissa Renee Bond
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Donald K. Rucker and Jonathan P. Ryan, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Melissa Renee Bond, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 12-11-06, and being Lot 3, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, and being more particularly described as follows;
>
> BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 2

of said subdivision and being the northeasterly corner of the herein described tract;

Thence, with said right-of-way line, S 7 deg 44' 28" W, 96.99' to an iron pin old at the northeast corner of the Charlie (le) Wilson property of record in Deed Book 4974, Page 39;

Thence, N 84 deg 56' 37" W, 325.48' to an iron pin old, being the southeasterly corner of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72;

Thence, N 5 deg 03' 23" E, 95.45' to an iron pin new at the southwest corner of said Lot 2;

Thence, S 85 deg 11' 33" E, 330.02' to the POINT OF BEGINNING and containing 31518 square feet, or 0.724 acres, more or less.

Being the same property conveyed to Donald K. Rucker and Jonathan P. Ryan by deed from HTI Memorial Hospital Corporation, a Tennessee corporation, of record as Instrument No. 20061229-0161043, Register's Office for said County.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 9700, page 306, said Register's Office.

3. Easement for sanitary sewers, storm drainage and water mains, of record in Book 6369, page 539, said Register's Office.

This is unimproved property located at 314 Larkin Springs Road, Madison, Tennessee 37115.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 10th day of July, 2015.

Donald K. Rucker

Jonathan P. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald K. Rucker and Jonathan P. Ryan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

4841-8415-2613.1