# WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Abigail Hewitt | Mortgage Investors Group | 083-13-0-059.00 |
| (NAME) | (NAME) | |
| 109 S. 13th Street | 8320 East Walker Springs Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, MICHEAL BONO AND WIFE, AMY GORDON BONO,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL HEWITT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Spring Park Subdivision, of record in Plat Book 57, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL BONO, A SINGLE PERSON, by deed from KENNETH R. HARRISON, of record as Instrument No. 20080521-0052217, dated May 15, 2008, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 109 S. 13th Street | | Nashville, TN 37206 | | |
| | | (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

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 we do covenant with 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 is 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 our hands this 14 day of July, 2015.

BILL GARRETT, Davidson County
Trans:T20150057784 DEEDWARR
Recvd: 07/16/15 11:07 2 pgs
Fees:13.00 Taxes:1424.50
20150716-0069411

+ Amy Gordon Bono by Attorney-in-fact

Michael Bono

Amy Gordon Bono, by Michael Christopher Bono
Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Michael Bono, aka Michael Christopher Bono,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 2015.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires: ~~My Commission Expires~~ SEPT. 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Michael Christopher Bono**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Amy Gordon Bono,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 2015.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires: