File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150071540 DEEDWARR
Recvd: 08/24/15 14:28 2 pgs
Fees:13.00 Taxes:444.00
20150824-0085317

W & I Ref: (DM) Title No.: 57796
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gene Ackerlund 802 Currey Road Nashville, TN 37217	SAME

TAX MAP PARCEL NUMBERS: 12009002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Bonner, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gene Ackerlund** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Glengarry Park, Section One of record in Book 2663, page 72, Register's Office for said county.

Said Lot No. 149 fronts 90.0 feet on the easterly margin of Currey Road and extends back 165.0 feet on the northerly line and 240.0 feet on the southerly line to a dead line in the rear, measuring 117.3 feet thereon.

Being the same property conveyed to Scott Bonner by Warranty Deed from Jose G. Sanchez, a single person and Maribel D. Campos, a single person, dated June 18, 2015 and recorded on June 22, 2015 of record in Instrument No. 20150622-0059220, Register's Office for Davidson County, Tennessee.

Lisa Rota, spouse of Scott Bonner, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 72, said Register's Office, which Plan shows a 70, foot minimum building setback line from Currey Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 802 Currey Road, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2015.

Scott Bonner

Lisa Rota

State of Tennessee

County of Davidson

On this 21st day of August, 2015, before me the undersigned authority, personally appeared Scott Bonner and Lisa Rota, 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 the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $120,000.00.

Affiant

Sworn and subscribed before me this 24 day of August, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

My Commission Expires: _____

Notary