File BOX 8

BILL GARRETT, Davidson County
Trans:T20150080240 DEEDWARR
Recvd: 09/21/15 14:20 3 pgs
Fees:18.00 Taxes:525.40
20150921-0095794

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57816
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roger Boni 1133 McAlpine Avenue Nashville, TN 37216	SAME

TAX MAP PARCEL NUMBERS: 06111025500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$142,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry S. Putnam, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger Boni** 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 parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, known as Tract 4 on the Plan of Re-Subdivision of said Lots Nos. 7 and 9, not of record described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953 as follows: Beginning on the northerly margin of McAlpine, formerly Alpine Avenue, 110 feet east of the line between Lots Nos. 5 and 7, being the southeast corner of property conveyed to Henry S. Baker and wife, by deed from R.E. Ellis and wife, of record in Book 1579, page 147, said Register's Office; thence with said Baker's easterly line, northwardly 178 feet to an iron pin, Baker's northeast corner; thence with his northerly line, westwardly 60 feet to an iron pin in the easterly line of the property conveyed to Landon C. Hicks, Jr., and wife, by deed from R.E. Ellis and wife, of record in Book 1493, page 440, said Register's Office thence with said Hicks' easterly line and with a fence, northwardly 194.1 feet to an iron pin in a fence line, Hicks' northeast corner; thence eastwardly, with said fence line, 176.2 feet to an iron pin at the corner of Lots Nos. 9 and 11; thence with the line between said two lots, southwardly 90 feet to an iron pin; thence westwardly 164.2 feet to an iron pin, being the northwest corner of Tract No. 5; thence with the westerly line of said tract, southwardly 90 feet to an iron pin; the southwest corner of said Tract No. 5; thence eastwardly 60 feet to an iron pin; thence southwardly 190 feet, more or less, to the northerly margin of said McAlpine Avenue; thence with same westwardly 12 feet to the beginning. A portion of the above description was erroneously omitted from the last deed of conveyance.

Being the same property conveyed to Larry S. Putnam by Warranty Deed from Lee Edward Coley, dated March 8, 2006 and recorded on March 29, 2006 of record in Instrument No. 20060329-0035774, Register's Office for Davidson County, Tennessee.

Clarissa Putnam, spouse of Larry S. Putnam, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 41, page 143, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 427, page 932, said Register's Office.

This is improved property, known as 1133 McAlpine Avenue, Nashville, TN 37216

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 4th day of September, 2015.

Larry S. Putnam

Clarissa Putnam

State of Tennessee

County of Davidson

On this 4th day of September, 2015, before me the undersigned authority, personally appeared Larry S. Putnam 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.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 4th day of September, 2015, before me the undersigned authority, personally appeared Clarissa Putnam, 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.

Notary

My Commission Expires: 5/22/2015

KARI F. MACKOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
My Commission Expires

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: $142,000.00.

Affiant

Sworn and subscribed before me this 4th day of September, 2015.

Notary

My Commission Expires: _____

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 4th day of September, 2015.

Larry S. Putnam

Clarissa Putnam

State of Tennessee

County of Davidson

On this 18th Day of September, 2015, before me the undersigned authority, personally appeared Larry S. Putnam 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

Notary

My Commission Expires:

State of Tennessee

County of _____

On this 4th day of September, 2015, before me the undersigned authority, personally appeared Clarissa Putnam, 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.

Notary

My Commission Expires: _____

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: $142,000.00.

Affiant

Sworn and subscribed before me this 18th day of September, 2015

Notary

My Commission Expires:

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