Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
2310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

39-B
File #15-1353

BILL GARRETT, Davidson County
Trans:T20150080555 DEEDWARR
Recvd: 09/22/15 10:50 2 pgs
Fees:13.00 Taxes:2830.50
20150922-0096176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James T. Trone and wife, Misty Trone and Timothy H. Trone, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Suzanne Onufrey and Matthew Sean Rotondo**, 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 part of Lot 46 on the Plan of Waldkirch, a subdivision of Lots Nos. 8 & 9 in WLB Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back northwardly 150.6 feet on the westerly line and 149.5 feet on easterly line to a 15 foot alley in the rear, on which it measures 50 feet.

Included in the above description but excluded from this conveyance is a small triangle, measuring approximately 33.78 X 2.45 X 34 feet, conveyed to Jesse J. Clark and wife, by deed from Elizabeth (Prince) Bobo of record in Book 2498, page 139, said Register's Office

Being the property conveyed to James T. Trone, married and Timothy H. Trone, married by deed from J. Miller Enterprises, LLC d/b/a Aspen Construction Group, dated July 15th, 2012, of record as Instrument No. 20120725-0065337, Register's Office for Davidson County, Tennessee. Misty Trone, spouse of James T. Trone, joins in this conveyance to convey any and all marital interests in the property. Pamela V. Trone is the spouse of Timothy H. Trone. She has never lived in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 902 Waldkirch Avenue, Nashville TN, 37204.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 18th day of September, 2015.

James T. Trone

Misty Trone

Timothy H. Trone by James T. Trone, His Attorney in Fact
Timothy H. Trone
By James T. Trone, His Attorney in Fact

State of Tennessee)
County of Davidson)

On this 18th Day September before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James T. Trone and Misty Trone, the bargainor(s), 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 Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 18th Day of September, 2015, before me personally appeared James T. Trone, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy H. Trone, acknowledged that such person executed the same as the free act and deed of Timoth H. Trone.

Notary Public

My Commission Expires 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 765,000.00.

Affiant

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

Notary Public

My Commission Expires: 1-4-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nicole Onufrey	SunTrust Mortgage, Inc.	105-13-0-360.00
902 Waldkirch Avenue	901 Semmes Avenue	
Nashville, TN 37204	Richmond, VA	