THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085036** BILL GARRETT, Davidson County Trans: T20150080823 DEEDWARR Recvd: 09/23/15 08:38 2 pgs Fees: 13.00 Taxes: 1563.25 20150923-0096501	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $422,500.00. Affiant Subscribed and sworn to before me, this 21st day of September, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Neil Mason 924 RODNEY DR Nashville TN 37205-1016	Send Tax Bills To: SUNTRUST MORTGAGE, INC. 1001 SEMMES AVENUE RICHMOND, VA 23224	Tax Information: Tax Parcel ID No. 115-01-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn C. Cox and Bradley J. Bonde, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil D. Mason, unmarried,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, SECTION 2, GLENNWOOD, as shown on plat of record in Plat Book 2854, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn C. Cox and Bradley J. Bonde, wife and husband by Warranty Deed from Trey Cain, Trustee of the 924 Rodney Drive Revocable Trust, recorded on the 18th day of September, 2012 in Instrument No. 20120918-0084631, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, GLENNWOOD, as recorded in Plat Book 2854, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3031, Page 57.

This is improved property located at 924 RODNEY DR Nashville TN 37205-1016

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2015.

Carolyn C Cox aka Carolyn C Bonde
by Bradley J Bonde, her Attorney in Fact

Carolyn C. Cox aka Carolyn C. Bonde, by Bradley J. Bonde, her Attorney-in-Fact

Bradley J. Bonde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley J. Bonde, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Carolyn C. Cox aka Carolyn C. Bonde, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of September, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018