THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085060** BILL GARRETT, Davidson County Trans:T20150081186 DEEDWARR Recvd: 09/24/15 08:44 2 pgs Fees:13.00 Taxes:603.10 20150924-0096913	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $163,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Careginald Bonner 129 Shihmen Court Antioch TN 37013-3630	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-07-052.00

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, **Peggy Hyde, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Careginald Bonner, unmarried**, ("Grantees"), 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 No. 229 on the Plan of Antioch Park, Section 2 of record in Plat Book 3842, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy Hyde, a single woman by Warranty deed from Peggy Hyde, also known as Peggy M. Hyde, a single woman of record in Instrument No. 20080609-0058687 Register's Office for Davidson County, Tennessee, dated April 11, 2008 and recorded on June 9, 2008.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 240, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4292, Page 859, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 129 Shihmen Court Antioch TN 37013-3630

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 22nd day of September, 2015.

Peggy Hyde

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy Hyde, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2015.

Notary Public
My Commission Expires: 02/26/17

