WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084339 DEEDWARR
Recvd: 10/05/15 08:47 2 pgs
Fees: 13.00 Taxes: 1006.40
20151005-0100811

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theresa M. Costonis	First National Bank of Middle Tennessee	104130D00800CO
(NAME)	(NAME)	
442 Bowling Ave.	200 E. Main St.	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37205	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dolores Charboneau**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa M. Costonis**, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit D-2 as shown on the Plan of Bellwood Terrace Condominiums at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, Pages 568 and 569, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of the Bellwood Terrace Homeowners' Association as described in Book 6100, Page 177, in said Register's Office.

Being the same property conveyed to Evonne J. Charboneau, unmarried and Dolorus Charboneau, unmarried, as joint tenants with right of survivorship by Warranty Deed dated 10/26/2007 from Deborah A. Sommer, unmarried, recorded on 10/30/2007 in Instrument No. 20071030-0127760, Davidson County, State of Tennessee. The said Evonne J. Charboneau having since died on August 4, 2015 leaving the said Dolorus Charboneau as the sole owner by survivorship.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 442 Bowling Ave., Nasvhille, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 29th day of September 2015.

Dolores Charboneau
Dolores Charboneau

State of District of Columbia

County of _____

On this 29 day of September 2015, before me, a Notary public in and for said County and State, personally appeared Dolores Charboneau, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Mary F. Vincent
Notary Public

My Commission Expires: 03-31-2018

NOTARY PUBLIC EXP 3-31-18 DISTRICT OF COLUMBIA