THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150084862 DEEDWARR
Recvd: 10/06/15 09:07 3 pgs
Fees:18.00 Taxes:510.60
20151006-0101491

27791-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kelly Bonadies 1918 10th Avenue North Nashville, Tennessee 37208	New Owner	081-12-0-023-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANTHONY B. COBB**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KELLY BONADIES AND CHARLES A. WRIGHT**, (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 213 on the Map of McGavock's Addition to the town of Nashville, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of 10th Avenue North, at the intersection of the South line of the first alley South of Hydes Ferry Pike, or road; thence, along the margin of said alley, southeasterly 121 feet to a point; thence, westerly 124 feet to the easterly margin of 10th Avenue North; thence, with the margin of the same, northerly 80 feet to the point of BEGINNING, being triangular in shape.

BEING all of the same property conveyed to Anthony B. Cobb by Warranty Deed dated October 13, 2006 from William Hildebrand, of record in Instrument No. 20061031-0134719, Register's Office for Davidson County, Tennessee.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of October, 2015.

Anthony Cobb

Anthony B. Cobb

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ANTHONY B. COBB**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd day of October, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me this
2nd day of October, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires: _____

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 081-12-0-023-00 (part of Lot 213).

2. All Matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

3. Facts which would be disclosed by a comprehensive survey of the premises herein described including, without limitation, resolution of the apparent discrepancy between (a) the depiction of the dimensions of the property as shown on the Metropolitan Davidson County Tax Maps and (b) the description of the dimensions of the property as contained in the prior deed.