PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County
Trans:T20150090356 DEEDWARR
Recvd: 10/23/15 09:22 3 pgs
Fees:18.00 Taxes:481.00
20151023-0107926


W & I Ref: (DM) Title No.: 57992

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jonathan Paul Mojonnier<br>741 Drummond Court<br>Nashville, TN 37211 | Farmington Mortgage, a Division of Capstat Bank<br>2002 Richard Jones Road, Suite 300A<br>Nashville, TN 37215 |

**TAX MAP PARCEL NUMBERS:** 11912012501

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$130,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Bonner and Lisa Rota, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Paul Mojonnier** 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 No. 110, Section Two, Battlewood, as shown by Plat appearing of record in Plat Book 1835, pages 95 and 96, of the Register's Office of Davidson County, Tennessee, and being described as follows:

Beginning at a point in the common line of Lot Nos. 110 and 111, 4 feet south of the common corner of said Lots, at a margin of Drummond Court, this being a point in the South boundary line of Briley Parkway; thence South 74 degrees 8 minutes 16 seconds; thence West 27 feet along the South boundary of said Parkway; thence North 15 degrees 51 minutes 45 seconds; thence West 5 feet; thence westerly 230 feet to a point in the West margin of Lot No. 110; thence South 29 degrees 49 minutes East 345 feet to the South corner of said Lot 110; thence northeasterly along the Southeast line of said Lot No. 110, 223.50 feet to a point being the Southwest corner of Lot No. 111; thence northerly along the common line between Lot Nos. 110 and 111; 190.82 feet to the beginning.

Being the same property conveyed to Scott Bonner, a married man, by Special Warranty deed from Federal Home Loan Mortgage Corporation, dated October 21, 2008, recorded on November 6, 2008, of record in Instrument No. 20081106-0110509, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20090122-0005539, said Register's Office. Subject property was conveyed to Scott Bonner and spouse, Lisa Rota.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11912012501.
The Plan of record in Book 1835, pages 95 and 96, said Register's Office, shows an owner's certificate, a 70 foot minimum setback line from Drummond Court and a 10 foot easement for public utility purposes along the rear and southerly side lines of said lot. And an area designated as an abandoned quarry along the southerly portion of said lot.
Subject to an easement for a pipe line to drain the abandoned quarry set forth in Book 2144, page 54, said Register's Office.
Easements contained in the Warranty Deed of record in Book 3576, page 425, said Register's Office.

This instrument is executed on behalf of Lisa Rota by Scott Bonner pursuant to a Power of Attorney executed by her on the 21st day of August, 2015, of record in Instrument No. 20150824-0085316, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

**This is improved property, known as 741 Drummond Court, Nashville, TN 37211**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 21st day of October, 2015.

**Scott Bonner**

**Lisa Rota by Scott Bonner, Attorney-In-Fact**

**State of** Tennessee

**County of** Davidson

On this 21st day of October, 2015, before me the undersigned authority, personally appeared **Scott Bonner**, 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.

CHRISTY W. VEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Scott Bonner** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lisa Rota**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 2015.

CHRISTY W. VEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $130,000.00.

Affiant

Sworn and subscribed before me this 21st day of October, 2015.

Notary

My Commission Expires: 12/27/14

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# EXHIBIT "A"

To
Warranty Deed

**FROM: Scott Bonner and Lisa Rota**

**TO: Jonathan Paul Mojonnier**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Scott Bonner, Affiant**

Sworn to and subscribed before me this 21st day of October, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019