BILL GARRETT, Davidson County
Trans:T20150100714 DEEDWARR
Recvd: 11/30/15 08:32 3 pgs
Fees:17.00 Taxes:0.00
20151130-0120031

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
John Lawrence Bond, Trustee 1750 Kingsbury Drive Nashville, TN 37215	SAME	158 08 0 007.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary F. Bond, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Lawrence Bond, Trustee of the Mary Virginia Bond Revocable Trust, dated November 24, 2015, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of November, 2015.

Mary F. Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Bond, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 2015.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 513 on the Plan of Hillsboro Park, Section 10, as of record in Book 2900, page 73, Register's Office for said County

Said Lot No. 513 fronts 205.6 feet on the easterly side of Kingbury Drive and runs back 1250 feet on the northerly line and 1140 feet on the southerly line to a dead line in the rear on which it measures 125.7 feet, said dead line being a broken line.

Also being the same property conveyed to Lawrence B. Bond and wife, Mary F. Bond, by deed from Donald G. Stuck and wife, Mary E. Stuck of record in Book 8223, page 666, Register's Office for Davidson County, Tennessee. Lawrence B. Bond died on June 29, 2015.

This is improved property known as 1750 Kingsbury Drive, Nashville, Tennessee 37215.