THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** ELIZABETH M. PRESTON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 8 day of January 2016. Notary Public My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner: Dustin Kovacic 708 Centerpoint Ln Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0E-039.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LACI M. BONNER, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DUSTIN KOVACIC, A SINGLE MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 39, on the Horizontal Property Regime for Richland Station, as recorded in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to LACI M. BONNER, by deed from RICHLAND STATION, LLC, of record in Instrument No. 20150324-0025177, dated March 20, 2015, said Register's Office.

This is improved property commonly known as: **708 Centerpoint Ln, Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

BILL GARRETT, Davidson County
Trans:T20160002028 DEEDWARR
Recvd: 01/08/16 14:46 2 pgs
Fees:13.00 Taxes:1332.00
20160108-0002219

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January 2016.

Laci M Bonner

LACI M. BONNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LACI M. BONNER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of January, 2016.

Notary Public
My Commission Expires: 10/14/19

