BILL GARRETT, Davidson County
Trans:T20160004887 DEEDWARR
Recvd: 01/19/16 15:11 2 pgs
Fees:13.00 Taxes:577.20
20160119-0005354

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Adrian R. Long
2130 Elm Hill Pike
Nashville, TN 37210

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 095-14-0
PARCEL 094.00

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, We, **Thomas L. Boner, Donald R. Boner, and Allen L. Bonner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adrian R. Long and Lois Pitt, as married partners with right of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Elm Hill Acres, Section No. 1, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas L. Boner, a life estate with a remainder interest to Donald R. Boner and Allen L. Boner as joint tenants with right of survivorship, dated June 27, 2006, filed in Instrument No. 20060817-0101232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easement for Sanitary Sewer of record in Book 4316, Page 104; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **2130 Elm Hill Pike Nashville, TN 37210.**

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 12th day of January, 2016.

Thomas L. Boner

Donald R. Boner

Allen L. Boner

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas L. Boner, Donald R. Boner, and Allen L. Bonner, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2016.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $156,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of January, 2016.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017