THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115838**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,800.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin A. Mitchell 5206 REGENT DR Nashville TN 37220-1915	New Owner	Tax Parcel ID No. 160-3-34.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Roberts Bonds and Robert Hastings Bonds, wife and husband**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin A. Mitchell and Rainey Hillyer Mitchell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 278, on the plan of Haileywood Estates Section VIII, as shown on plat of record in Plan Book 2854, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Roberts Bonds and husband, Robert Hastings Bonds by Warranty Deed from Clarence Buddy Creech, II and wife, Amy F. Creech, recorded on the 1st day of April, 2014 in Instrument No. 20140401-0027027, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION VIII, as recorded in Plat Book 2854, Page(s) 19.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6226, Page 275.

BILL GARRETT, Davidson County
Trans:T20160009521 DEEDWARR
Recvd: 02/04/16 08:49 2 pgs
Fees:13.00 Taxes:1434.86
20160204-0010747

This is improved property located at 5206 REGENT DR Nashville TN 37220-1915

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2016.

Jennifer Roberts Bonds

Robert Hastings Bonds

STATE OF ~~TENNESSEE~~ PA)
COUNTY OF ~~DAVIDSON~~ Allegheny)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Roberts Bonds and Robert Hastings Bonds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2016.

Notary Public

KAREN L. VICTORIA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen L. Victoria, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 21, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES