THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115797** BILL GARRETT, Davidson County Trans:T20160011189 DEEDWARR Recvd: 02/10/16 09:30 2 pgs Fees:13.00 Taxes:740.00 20160210-0012707	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2016

WARRANTY DEED

Address New Owner: Blaine Louis Bonadies 1713 LINDEN AVE Nashville TN 37212-5111	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416019700

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, **Maureen Bonadies** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaine Louis Bonadies and Mary Brooke Bonadies, 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:

Being land known as the Easterly half of Lot No. 164 on the Belmont Land Company's Plan recorded in Book 421, Page 34, Register's Office for Davidson County.

Said Easterly half of Lot No. 164 fronts 50 feet on the South side of Linden Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed by Warranty Deed from Jonathan J. Hooper and wife, Leah C. Hooper, formerly referred to as Leah B. Hooper to Maureen Bonadies, as recorded on the 27th day of May, 2004 in Instrument No. 20040527-0062690; Quitclaim Deed from Maureen Bonadies to Maureen Catherine Bonadies, Trustee, Maureen Catherine Bonadies Revocable Living Trust Agreement dated September 23, 2010, as recorded on the 28th day of September, 2010 in Instrument No. 20100928-0076967 and Quitclaim Deed from Maureen Catherine Bonadies, Trustee, Maureen Catherine Bonadies, Revocable Living Trust Agreement dated September 23, 2010 to Maureen Bonadies, as recorded on the 29th day of June, 2012 in Instrument No. 20120629-0057117, 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 BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34.

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

This is improved property located at 1713 LINDEN AVE Nashville TN 37212-5111

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 5th day of February, 2016.

Maureen Bonadies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen Bonadies, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018