WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/16 15:46 2 pgs
Fees:13.00 Taxes:407.00
20160216-0014647

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of February, 2016

Julie Coone
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Deep River Development LLC	SAME	133-01-0-100.00
3325 Meridian Blvd Suite 350		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MARY A. BONNER, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Deep River Development, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a survey of Lot Numbers 16 and 17 on the Map of Burrell Jackson's Resubdivision of part of Block "A" of Patterson's Subdivision of Maple Hill made by Hal R Swann, Jr., Surveyor, dated April 20, 1957.

Beginning at an iron pin in the southerly margin of McIver Street; thence in a southerly direction a distance of 182.7 feet to an iron pin; thence in a westerly direction a distance of 53.5 feet to an iron pin; thence in a northerly direction a distance of 180.0 feet to an iron pin; said iron pin being in the southerly margin of McIver Street, a distance of 50 feet in an easterly direction to an iron pin, the point of origin.

Being the same property conveyed to Albert J. Turner and wife, Mary Estelle Turner from Edgar Turrentine and wife, Willomima Turrentine by Deed on May 28, 1957, of record in Book 2648, Page 373, Register's Office for Davidson County, Tennessee. Further conveyed to Mary Estelle Chambers Turner by Decree of Absolute Divorce on July 2, 1963, of record in Book 3613, Page 27, Register's Office for Davidson County, Tennessee. The said Mary Estelle Turner (now known as Mary Estelle Lyles) has since married Charles V. Lyles. The said Charles V. Lyles has since died. Further conveyed to MARY ESTELLE LYLES, (formerly known as Mary Estelle Turner) a widow, and MARY A. BONNER, an unmarried woman, as joint tenants with Right of Survivorship from Mary Estelle Turner (now known as Mary Estelle Lyles) by QuitClaim Deed on December 28, 2004, of record in Instrument Number 20041230-0154584, Register's Office for Davidson County, Tennessee. Mary Estelle Lyles having deceased on July 21, 2007 and property now vested in Mary A. Bonner.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $319.91 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-01-0-100.00, which are not due until 10/1/2016.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **405 McIver Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 12, 2016.

Mary A. Bonner
Mary A. Bonner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MARY A. BONNER,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.