This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20160015834 DEEDWARR
Recvd: 02/26/16 10:16 2 pgs
Fees:13.00 Taxes:852.85
20160226-0018357

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Bonita Kolb	
819 Hobbit Lane	New owner
Nashville, TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **James Allen Staley, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Bonita Kolb** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Phase Four, Lenox Village, as shown by plat of record in Instrument No. 20040806-0094784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Allen Staley, an unmarried person by Warranty Deed from Erik T. Rumbaugh and wife, Melinda Rumbaugh, recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101680, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #173090A30200CO

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of February, 2016.

GRANTOR:

James Allen Staley

James Allen Staley

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared **James Allen Staley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2016.

Teresa J Smith

Notary Public
My Commission Expires: September 18, 2017

(SEAL)

TERESA J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$230,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca Shukis

Affiant

Subscribed and sworn to before me this 18th day of February, 2016.

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

(SEAL)

Notary Public
My Commission Expires: June 19, 2018