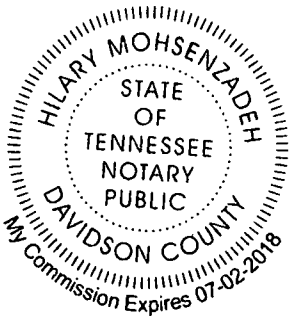
10490
box13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenn Edward Spiller, II	new owner	180 03 0A 097.00
(NAME)	(NAME)	
821 Holt Grove Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160018039 DEEDWARR
Recvd: 03/04/16 13:04 2 pgs
Fees: 13.00 Taxes: 1239.50
20160304-0020985

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Bonner and Khakki Bonner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenn Edward Spiller, II and Michele Pankey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 74 on the Plan of Section 2B, Stone Creek Park, R20 Residential P.U.D., of record in Plat Book 9700, Page 266, and amended in Plat Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Bonner and Khakki Bonner, husband and wife by Warranty Deed from Robert Brian Tuverson, Trustee of the Tuverson Joint Revocable Living Trust Agreement u/a/d May 13, 2003 and Robert Brian Tuverson, individually and Angela Beth Tuverson, individually, dated 04/30/2009, recorded 05/08/2009 of record in Instrument No. 20090508-0042501, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 266 and amended in Plat Book 9700, Pages 793 and 794, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10324, Page 365, First Amendment of record in Instrument No. 20010719-0076875 and Supplemental Declaration of record in Instrument No. 20020722-0087705, in the Register's Office for Davidson County, Tennessee,
Easement Agreement of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.

Water use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
Charter of Stone Creek Park Homeowners Association, Inc., of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 821 Holt Grove Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 1st day of March, 2016.

Matthew Bonner

Khakki Bonner

State of Tennessee
County of Williamson

Personally appeared before me Matthew Bonner and Khakki Bonner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2016.

Notary Public
My Commission Expires: 8/31/19

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027