FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$419,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 11, 2016.** Notary Public MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160020775 DEEDWARR
Recvd: 03/14/16 14:47 2 pgs
Fees:13.00 Taxes:1553.63
20160314-0024139

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Bonfiglio	new owner	**83-13-509**
(NAME) **1516 Shelby Ave**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David A Stonich, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Bonfiglio, a single man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of Edgefield Land Co's First Subdivision, of record in Book 5, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David A. Stonich, an unmarried man, by Warranty Deed from Ann Eubank, an unmarried woman, and Tonia Swarthout, an unmarried woman, dated August 31, 2006, filed of record on 09/07/2006 in Instrument #20060907-0110807, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1516 Shelby Ave, Nashville, TN 37206**
(House Number) (Street) (City. State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **March, 2016.**

David A. Stonich

/ David A. Stonich by Alicia Day Vandiver
By: Alicia Day Vandiver, As ~~Attorney~~ In Attorney in fact.
Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Alicia Day Vandiver**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **David A. Stonich**, and who acknowledged that he/she executed the same as the free act and deed of the said David A. Stonich, by virtue of a Power of Attorney, duly executed and recorded.

Witness my hand and official seal on 3/11/2016.

NOTARY

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY