AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
3021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

D. Shea Horn
Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2016.

Notary Public

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RR16-4905

BILL GARRETT, Davidson County
Trans: T20160042533 DEEDWARR
Recvd: 05/20/16 10:58 2 pgs
Fees: 13.00 Taxes: 1128.50
20160520-0050714

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Joseph Horigan	Franklin American Mgt.	
4905 Log Cabin Rd	(NAME) 6100 Tower Circle Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1414	Franklin TN 37067	061-04-0-053-00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH B. BONIFAY, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK JOSEPH HORIGAN AND KATHERINE HORIGAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 17 on the map of Marina C. McGaughey's 2nd Subdivision of Part of Tract No. 4 of McGaughey's 2nd Hayesboro Subdivision, not of record, and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

Beginning at a point in the Westerly margin of Log Cabin Road, formerly Ferguson Avenue, as now widened, at the common corner of Lots 16 and 17; thence with the line between said lots Westerly 225.1 feet to a point; thence Northerly 100.05 feet to the common corner of Lots 17 and 18; thence with the line between said lots Easterly 219.2 feet to the Westerly margin of said Log Cabin Road, as now widened; thence with the margin of the same Southerly 100 feet to the beginning.

Being the same property conveyed to Robert Stalcup by warranty deed from Michelle Ray Knight and husband, Brett Knight of record in Instrument No. 20040414-0041911 Register's Office for Davidson County, Tennessee, dated 04/12/2004 and recorded on 04/14/2004.

Being the same property conveyed to Kenneth B. Bonifay, an unmarried man by warranty deed from Robert M. Stalcup, an unmarried man of record in Instrument No. 20140325-024462 Register's Office for Davidson County, Tennessee, dated 03/21/2014 and recorded on 03/25/2014.

unimproved ( )
This is improved (X) property, known as 4905 Log Cabin Rd , Nashville, Tennessee 37216-1414
(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 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 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 my/our hand(s) this 18th day of May, 2016.

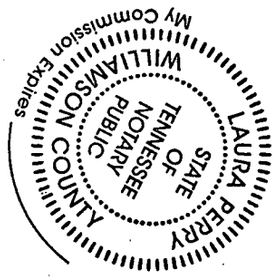
Kenneth B. Bonifay

STATE OF Tennessee
COUNTY OF Williamson

On this 18 day of May, 2016, before me personally appeared Kenneth B. Bonifay to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 18 day of May, 2016.

Notary Public
My Commission Expires: 10.12.19



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959