Davidson County DEEDWARR
Recvd: 05/26/16 13:36 3 pgs
Fees:18.00 Taxes:506.90
20160526-0053210

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Dawn Malone
Affiant

Subscribed and sworn to before me,
this 24th day of May, 2016.

Notary Public
My commission expires: _____

05-1604-66837

Address of New Owner:	Send Tax Bills to:	Tax Information:
Victoria Mallett	Pinnacle Bank	044-11-0-122.00
507 Lawrence Street	150 3rd Avenue South, Suite 900	
Old Hickory TN 37138	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Bonney, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Victoria Mallett, an single woman**, hereinafter called the Grantees, their successors and 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 Lot No. 63, on the Plan of Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet Bonney, married by deed from James E. Dwyer, Jr. unmarried, dated August 29, 2011, recorded September 7, 2011, of record in Instrument No. 20110907-0069162, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of grantor, grantor's spouse, nor any dependant, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 507 Lawrence Street, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24th day of May, 2016.

X Janet Bonney

Janet Bonney

STATE OF MISSISSIPPI
X COUNTY OF Desoto

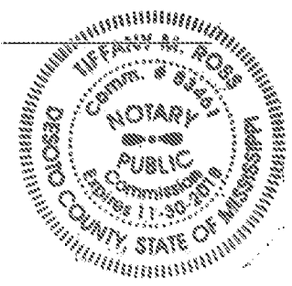
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janet Bonney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Hermitage~~ Hernando, MS, TN, this 24th day of May, 2016.

X

Notary Public

X My Commission expires:



True Copy Certification

I, **Rachelle Caudill**, 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 TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

My Commission Expires: 02/25/20