File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160047607 DEEDWARR
Recvd: 06/06/16 14:09 2 pgs
Fees:13.00 Taxes:555.00
20160606-0056912

W & I Ref: (DM) Title No.: 59400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bonbini Properties, LLC 1429 INGLEWOOD CIRCLE N. NASHVILLE, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 72-4-59.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Denmark**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bonbini Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 15 Block B on the Plan of Inglewood Terrace of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a complete description thereof.

Being the same property conveyed to John W. Denmark and spouse, Martha Rosetta Sayngee Weeks-Denmark by Quitclaim Deed from John Denmark of record in Document No. 20120111-0002812, Register's Office for Davidson County, Tennessee. Martha Rosetta Sayngee Week-Denmark has since conveyed all of her interest in subject property to John W. Denmark by Quitclaim Deed dated October 14, 2013, recorded on October 16, 2013 of record in Document No. 20131016-0108240, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
All matters shown on The Plan, with Owner's Certificate, of record in Book 1130, page 1, said Register's Office.

This is improved property, known as 1431 Inglewood Circle North, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2016.

John W. Denmark

State of Tennessee

County of Davidson

On this 3rd day of June, 2016, before me the undersigned authority, personally appeared John W. Denmark, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2016.

Notary

My Commission Expires: 3/7/207

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.