WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057079 DEEDWARR
Recvd: 07/05/16 14:42 2 pgs
Fees:13.00 Taxes:961.63
20160705-0068636

B-VRES-16-03705-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-19
(AFFIX SEAL)

GREGORY D. VADNER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cara Christine Schornak and Bob Chen	New Owner	
(NAME)	(NAME)	**133-06-0-172.00**
3705 Tibbs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-3413		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CAROL ANN BONNER AND HER SUCCESSORS IN TRUST, AS TRUSTEE OF THE CAROL ANN BONNER REVOCABLE TRUST DATED FEBRUARY 26, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARA CHRISTINE SCHORNAK AND BOB CHEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 41 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Ann Bonner and her successors in trust, as trustee of the Carol Ann Bonner Revocable Trust dated February 26, 2014 by Quitclaim deed from Carol Ann Bonner of record in Instrument No. 20140228-0017191 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 28, 2014.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2346, Page 291, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3705 Tibbs Drive , Nashville, Tennessee 37211-3413**.

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 the 30th DAY OF JUNE, 2016.

Carol Ann Bonner and her successors in trust, as Trustee of the Carol Ann Bonner Revocable Trust dated February 26, 2014

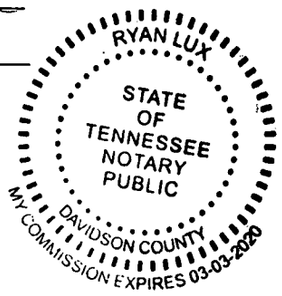
BY: _____
Carol Ann Bonner
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL ANN BONNER, AS TRUSTEE OF THE CAROL ANN BONNER REVOCABLE TRUST DATED FEBRUARY 26, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212