BILL GARRETT, Davidson County
Trans:T20160063093 DEEDWARR
Recvd: 07/22/16 09:47 2 pgs
Fees:13.00 Taxes:721.50
20160722-0075533

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joseph Bonvecchiato & Mehret Kulala
5938 Colchester Drive
Hermitage, TN 37076-4406

SEND TAX BILL TO:
SAME

MAP/PARCEL 087-05-0A-062.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kristina Ross n/k/a Kristina Ryder and husband, Jason Ryder,** has this day bargained and sold, and does hereby transfer and convey unto **Joseph Bonvecchiato and Mehret Kulala, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Resubdivision of Lots 88 & 89, Farmingham Woods, Phase II, Section I of record in Plat Book 7900, Page 417, 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 Kristina Ross by Warranty deed from Frank Roddy and wife, Marcella Roddy of record in Instrument No. 20080602-0055761 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 02, 2008.

Jason Ryder, the spouse of Kristina Ryder, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Kristina Ryder.

This is improved property known as: **5938 Colchester Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 7900, page 417, and Plat Book 7900, Page 173 and Plat Book 7900, Page 306, and restrictions in Book 8238, page 176.amended in Book 8351, Page 533, Book 8423, Page 784, Book 8702, Page 528, Book 8424, Page 426, Book 8447, Page 635, Book 9006, Page 409 and book 9006, Page 414,, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of July, 2016.

Kristina Ryder

Kristina Ryder

Jason Ryder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kristina Ryder and Jason Ryder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of July, 2016.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2016

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

File No: 169457