WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-WP-16-2325-T

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)
Bruce A. Bont	Southern Bank of TN	
(NAME)	(NAME)	**086-08-0A-060.00-CO**
2325 Willesden Green Court	1499 North Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3345	Mt. Juliet, TN 37122	
(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, **ROY SCOTT FARLEY AND WIFE, MARJORIE ELAINE FARLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE A. BONT, AN UNMARRIED MAN,** 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. 443 on the Plan of Phase III-A Camden Woods of record in Plat Book 7900, Page 571, 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 Roy Scott Farley and wife, Marjorie Elaine Farley by Warranty deed from Steven M. Jones and wife, Kandy L. Jones of record in Instrument No. 20060502-0050416 Register's Office for Davidson County, Tennessee, dated April 26, 2006 and recorded on May 02, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 9231, Page 737, Book 9036, Page 329, Book 7675, Page 926, Book 8241, Page 194, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.
- Home Owners Association Charter of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Home Owners' Association of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7620, Page 583, 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: **2325 Willesden Green Court , Hermitage, Tennessee 37076-3345**.

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.

BILL GARRETT, Davidson County
Trans:T20160067027 DEEDWARR
Recvd: 08/03/16 15:32 2 pgs
Fees:13.00 Taxes:913.90
20160803-0080486

Witness my/our hand(s) this the 29th DAY OF JULY, 2016.

Roy Scott Farley

Roy Scott Farley

Marjorie Elaine Farley

Marjorie Elaine Farley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY SCOTT FARLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE ELAINE FARLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-6-2018

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