NEW OWNER:

RALPH N. DURANTE, JR., ET AL
445 WASHINGTON AVENUE
NORTH HAVEN, CT 06473

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1206

Map 105
Group 001
Parcel 570.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160070621 DEEDWARR
Recvd: 08/15/16 13:11 3 pgs
Fees:18.00 Taxes:1498.50
20160815-0084820

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Five Thousand and 00/100 Dollars ($405,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BONNIE F. BRYANT and husband, WILLIAM D. BRYANT, SR.** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **RALPH N. DURANTE, JR. and JAMES MIKOLINSKI, as tenants in common**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being **Lot No. 59** on the Plan of Edgehill Estates, Section 100, as of record in Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Bonnie F. Bryant and husband, William D. Bryant, Sr.**, by Quitclaim Deed from Bonnie F. Bryant (formerly known as Bonnie F. Shinault), dated June 30, 1997, and of record in Book 10526, Page 939, in the Register's Office for Davidson County, Tennessee. Reference is further made to Deed of record in Book 7918, Page 445, said Register's Office.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of

909 SOUTHSIDE PLACE, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 25, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before 60 days from the date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 10th day of August, 2016.

Bonnie F. Bryant
BONNIE F. BRYANT

William D. Bryant Sr
WILLIAM D. BRYANT, SR.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BONNIE F. BRYANT and husband, WILLIAM D. BRYANT, SR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2016.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **$405,000.00** .

AFFIANT

Sworn to and subscribed to before me this 10th day of August, 2016.

NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY