Davidson County DEEDWARR
Recvd: 09/06/16 13:42 3 pgs
Fees:18.00 Taxes:386.28
20160906-0093424

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $104,400.00

Randall Venson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-18-19

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2353H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Randall Venson and Jamila Venson | Regions Bank d/b/a Regions Mortgage | 049-00-0-071.02 |
| 3508 Stevens Lane | 2050 Parkway Office Circle | |
| Nashville, TN 37218 | Birmingham, AL 35244 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**JOHNNIE C. BOND, JR. AND MOLLY A. BOND, CO-TRUSTEES OF THE JOHNNIE C. BOND, JR. AND MOLLY A BOND REVOCABLE LIVING TRUST**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RANDALL VENSON AND JAMILA VENSON, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Co., dated May 7, 1963, as follows:

Beginning at an iron pin on the northerly margin of Stevens Lane North 86° 50' West 354 feet from the northwest corner of said Lane and Buena Vista Pike; thence with the northerly margin of said Lane North 86° 50' West 106.5 feet to an iron pin; thence with a fence North 04° West 189 feet to an iron pin; thence North 87° 45' East 106.5 feet to an iron pin; thence South 03° 45' East 199.5 feet to the beginning.

Being the same property conveyed to Johnnie C. Bond, Jr. or Molly A. Bond, Trustees of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 3, 2009 by Quitclaim deed from Molly (Ann) A. Bond of record in Instrument No. 20090305-0019796 Register's Office for Davidson County, Tennessee, dated March 3, 2009 and recorded on March 5, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

This is property known as 3508 Stevens Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 2nd day of September, 2016.

Johnnie C. Bond, Jr., Co-Trustee

Molly A. Bond, Co-Trustee

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, JOHNNIE C. BOND, JR. AND MOLLY A. BOND, **as Co-Trustees of the Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2016.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

**File #: 16-2353H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

