BILL GARRETT, Davidson County
Trans:T20160084528 DEEDWARR
Recvd: 09/26/16 15:11 2 pgs
Fees:13.00 Taxes:1757.50
20160926-0101459

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 160991-56**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Homer Sean Brock 2112 A CARTER AVENUE Nashville TN 37206-1470	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Spring Lane Suite 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 083-03-0-M-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blaine Bonadies and Mary Brooke Bonadies, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Homer Sean Brock, a single man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plat entitled "Property Exhibit of 2112 Carter Avenue", prepared by Michael Charette, RLS Tennessee No. 2048, dated September 10, 2014, as fully described in Master Deed Establishing Horizontal Property Regime Carter Avenue Condominiums dated October 21, 2014, and of record in Instrument No. 20141024-0098417, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Justin Rogers to Blaine Bonadies, as recorded on the 14th day of March, 2016 in Instrument No. 20160314-0024119; Warranty Deed from Nina M. Ray and Kimberly J. Hindman to Justin Rogers and Blaine Bonadies, as Tenants in Common, as recorded on the 16th day of September, 2014 in Instrument No. 20140916-0084721 and Warranty Deed from Charlene C. Seigenthaler and husband, Joe Seigenthaler to Albert L. Ray and wife, Nina M. Ray and Leonard B. Hindman and wife, Kimberly J. Hindman, as Joint Tenants with Right of Survivorship and not as Tenants-in-Common, as recorded on the 17th day of May, 2000 in 20000517-0049617, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "A" of Instrument No. 20141024-0098417 and Plat Book 4350, Page 176.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing CARTER AVENUE CONDOMINIUMS of record in Instrument No. 20141021-0097123; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Telecommunications , recorded in Instrument No. 20140114-0003779.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 2112 A CARTER AVENUE Nashville TN 37206-1470

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2016.

Blaine Bonadies

Mary Brooke Bonadies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blaine Bonadies and Mary Brooke Bonadies, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018