WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090548 DEEDWARR
Recvd: 10/13/16 15:49 2 pgs
Fees: 13.00 Taxes: 3801.92
20161013-0108569

File No.: ALW-16-1113-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,027,545.83.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Matthew Bodnar and Samantha Bodnar	Branch Banking and Trust Company	11801014900
(NAME)	(NAME)	
1113 HALCYON AVENUE	223 West Nash Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Wilson, NC 27893	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **MBS CONSTRUCTION, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JAMES MATTHEW BODNAR AND SAMANTHA BODNAR**, hereinafter called the Grantee(s), their heirs 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 43, IDLEWILD, as shown on plat of record in Plat Book 161, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MBS Construction, LLC by Warranty Deed from IRA Innovations, LLC FBO William Smallman Roth IRA and IRA Innovations, LLC FBO Claire Smallman ESA recorded on the 12th day of May, 2016 in Instrument No. 20160512-0047466, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations, LLC FBO William Smallman Roth IRA as to 94% Interest and IRA Innovations, LLC FBO Claire Smallman ESA IRA as to 6% Interest by Warranty Deed from Charles Robert McNiel Alden and Elizabeth Miller Alden, husband and wife, recorded on the 10th day of December, 2015 in Instrument No. 20151210-0124448, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Diana T. Wilker, unmarried to Charles Robert McNiel Alden and Elizabeth Miller Alden, husband and wife, as recorded on the 27th day of June, 2013 in Instrument No. 20130627-0066306; Quitclaim Deed from Diana T. Wilker, unmarried, and Niel Alden, married to Charles Robert McNiel Alden and Elizabeth Miller Alden and Diana T. Wilker, a one-third interest each, as tenants in common with right of survivorship, as recorded on the 26th day of March, 2013 in Instrument No. 20130326-0029355 and Warranty Deed from Philip Q. Bao to Diana T. Wilker and Niel Alden, as recorded on the 1st day August, 2007 in Instrument No. 20070801-0091380, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1113 HALCYON AVENUE, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

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, 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.

Witness my/our hand(s) this 7th DAY OF October, 2016.

MBS Construction, LLC

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of OCTOBER, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of MBS CONSTRUCTION, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of OCTOBER, 2016.

Notary Public
My Commission Expires: 7-08-2019

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171