BILL GARRETT, Davidson County
Trans:T20160096132 DEEDWARR
Recvd: 10/31/16 14:24 2 pgs
Fees:13.00 Taxes:6508.30
20161031-0114953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,759,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2016.

Notary Public

My commission expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Catherine T. Shell	CATHERINE T. SHELL	**116-02-0B-016.00-CO**
2029 Fransworth Drive	2029 FRANSWORTH DRIVE	
Nashville, TN 37205-2701	NASHVILLE, TN 37205-2701	

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, WE,

Debra Bordelon Bonau and Roger A. Bonau, a wife and husband

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

Catherine T. Shell

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 20 on the Plan of Final Plat of Hill Place of record in Plat Book 7900, Page 913 and Pages 923 through 932, inclusive (at Page 924), and Surveyor's Certificate of Correction of record in Book 10058, page 112, 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 Debra Bordelon Bonau by Warranty deed from H. G. Hill Realty Company, a Tennessee Corporation of record in Book 9662, page 642, Register's Office for Davidson County, Tennessee, dated May 02, 1995 and recorded on May 03, 1995.

Being the same property conveyed to Debra Bordelon Bonau and Roger A. Bonau, a wife and husband by Quitclaim deed from Debra Bordelon Bonau, a married woman of record in Instrument No. 20141002-0090847 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on October 02, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved (__X__) unimproved (____) property known as 2029 Fransworth Drive, Nashville, TN 37205-2701.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF October 28, 2016:

Debra Bordelon Bonau

Debra Bordelon Bonau

Roger A. Bonau by Debra Bordelon Bonau

Roger A. Bonau

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Debra Bordelon Bonau, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of October, 2016.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Debra Bordelon Bonau___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Roger A. Bonau ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 28th day of October, 2016.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20161463R