WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/16 10:15 2 pgs
Fees:13.00 Taxes:468.42
20161219-0132718

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$126,600.00.**

Affiant

Subscribed and sworn to before me this 14th day of December, 2016

Notary Public
My Commission expires: 1/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alpesh Patel	SAME	075-09-0-020.00
3437 Percy Priest Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 3904 Bonnafield Court Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alpesh Patel**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 129 on the plan of Hermitage Hills, Section 1, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 129 fronts 94.35 feet on a curve on the northwesterly side of Bonnafield Court and extends back between parallel lines measuring 215.5 feet on the northeasterly side and 157.0 feet on the southwesterly side to a broken line in the rear, on which it measures 87.0 feet.

Being the same property conveyed to Andy Maloney, as Trustee for The 3904 Bonnafield Court Trust, from Larry Stewart and Lisa Stewart, husband and wife, by deed on November 17, 2016, of record in Instrument Number 20161118-0122199, Register's Office for Davidson County, Tennessee. Amanda Dean qulaified and was appointed Successor Trustee for The 3904 Bonnafield Court Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 48 and 49, Register's Office Davidson County, Tennessee

This is improved property known as: **3904 Bonnafield Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 14, 2016.

The 3904 Bonnafield Court Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 14, 2016

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY