Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160111834 DEEDWARR
Recvd: 12/20/16 10:09 2 pgs
Fees: 13.00 Taxes: 2405.00
20161220-0133494

Address of New Owner:	Send Tax Bills to:	Tax Information
Susan Lozanov	Mortgage Investors Group	118-05-0-P-001.00CO
846A Clayton Avenue	8320 East Walker Springs Lane, 200	
Nashville, TN 37204	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonner Builders, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Susan Lozanov and Emmanuel Lozanov, 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:

Land in Davidson County, Tennessee, being Unit 846-A on the Plan of 846 Clayton Avenue Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 846 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151001-0100060, in the Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Bonner Builders Inc. by Warranty Deed from Callan L. Bolinger and husband, William Bolinger, of record in Instrument No. 20150805-0077722, Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 05, 2015.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **846A Clayton Avenue, Nashville, TN 37204.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 843, Pages 96 and 97; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 846 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument No. 20151001-0100060, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 846 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151001-0100060; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 12th day of December, 2016.

Bonner Builders, Inc., a
Tennessee Corporation

By: _____
Charles W. Bonner
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Charles W. Bonner, President of Bonner Builders,** the within named bargainor, **a Tennessee Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **President**.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of December, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016084695A

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON