BILL GARRETT, Davidson County
Trans:T20170000961 DEEDWARR
Recvd: 01/05/17 08:50 2 pgs
Fees:13.00 Taxes:2512.30

20170105-0001095

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 $679,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Gilmore 846 B Clayton Avenue Nashville, TN 37204	New Owner	118-05-0P-002.00 CO

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.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner, 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 No. B, as shown on the plan entitled 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BONNER BUILDERS, INC., by deed from CALLAN L. BOLINGER (a/k/a CALLANN L. BOLINGER) and husband, WILLIAM BOLINGER, of record in Instrument No. 20150805-0077722, dated July 24, 2015, said Register's Office.

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 **846 B Clayton Avenue, Nashville, TN 37204.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 843, pages 69 and 97; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151001-0100060; All of record in the said Register's Office.

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 4th day of January, 2017.

BONNER BUILDERS, INC.

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, Inc.,** the within named bargainor, 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 4th day of January, 2017.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016104863

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON