BILL GARRETT, Davidson County
Trans:T20170010475 DEEDWARR
Recvd: 02/03/17 14:22 4 pgs
Fees:22.00 Taxes:0.00
20170203-0011890

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION BY:
GREER AND GREER, ATTORNEYS
P. O. BOX 385
PARIS, TN 38242

WARRANTY DEED TO REVOCABLE TRUST

KNOW ALL MEN BY THESE PRESENTS that I, **SANDRA B. BONDS,** have bargained and sold and by these presents do hereby transfer and convey unto **THE SANDRA B. BONDS REVOCABLE TRUST, SANDRA B. BONDS, TRUSTEE,** her successors and assigns, certain real estate located in of Davidson County, Tennessee. The consideration for this transfer is ONE AND NO/100 ($1.00) DOLLAR, the receipt of which is hereby acknowledged. The land is more particularly described as follows:

> MAP and PARCEL: 117 05 0A 009.00. Property known as 3617 Bowlingate Lane. For legal see attached Exhibit A.
>
> For source of title reference is made to Deed Reference: 20120201-0008895 in the Register's Office of Davidson County, Tennessee.
>
> Subject to Deed of Trust to F & M Bank and subject to Declaration of Covenants, Conditions and Restrictions of record.
>
> The Grantee as Trustee and her successors have those fiduciary powers contained in TCA 35-50-110 including full power to sell, convey, mortgage lease or otherwise deal with these premises without the joinder or consent of any beneficiary or any other party.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, her successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for

2017 real estate taxes which are currently a lien, but not yet due and payable and which will be prorated as of the date of this deed.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to the Grantee herein against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 31 day of JANUARY, 2017.

Sandra B. Bonds

Sandra B. Bonds

STATE OF TENNESSEE
COUNTY OF HENRY

Before me, a Notary Public in and for said county and state, personally appeared SANDRA B. BONDS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office this 31 day of January, 2017.

Carla M. Kyle

Notary Public

CARLA M. KYLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HENRY

My Commission Expires: 10-23-19

Name & Address of Property Owner
and Person or Entity Responsible
for Payment of Property Taxes:

Sandra B. Bonds Revocable Trust
Sandra B. Bonds, Trustee
3617 Bowlingate Lane
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF HENRY
AFFIDAVIT

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ EXEMPT, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 31 day of January, 2017.

Notary Public

My Comm. Expires: 10-23-19

CARLA M. KYLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HENRY

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TCA 67-4-409(a)(3)(f)

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 9, as shown on the Plan of Bowlingate, of record in Plat Book 6250, page 844, Register's Office for Davidson County, Tennessee and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802, page 512, Register's Office for Davidson County, Tennessee, together with all easements, rights and appurtenances to said lot granted in the aforesaid covenants.

Being the same property conveyed to Sandra B. Bonds, unmarried by Warranty Deed from Pamela H. Morgan, unmarried, filed for record February 2, 2012 in Instrument No. 20120201-0008895, Register's Office for Davidson County, Tennessee.