RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF APRIL, 2017,

Notary Public

MY COMMISSION EXPIRES: 8.20.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathleen G. Bonnet and Bernard Bonnet and	New Owner	116 12 0 059.00
(NAME) Emma Bonnet	(NAME)	
3803 Tulane Ct. (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($499,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John Noah Brooks and wife Alison Joy Maliszewski Brooks**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Emma Ann Bonnet, an unmarried woman and **Kathleen G. Bonnet and Bernard L. Bonnet, wife and husband**, hereinafter called the Grantees, 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. 1, of Block "F", on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, amended in Book 7448, Page 114, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to OP Properties by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated September 28, 2006 and recorded October 23, 2006 as Instrument No. 20061023-0130861, in said Register's Office for Davidson County, Tennessee. *Being re-recorded November 2, 2006 as Instrument No. 20061102-0136027 and corrected April 21, 2011 as Instrument No. 20110421-0030781, in said Register's Office for Davidson County, Tennessee.*

Being the same property conveyed to OP Properties by Quitclaim Deed from JPMorgan Chase Bank, as Trustee dated April 11, 2011 and recorded April 21, 2011 as Instrument No. 20110421-0030782, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-171039SSO

BILL GARRETT, Davidson County
Trans:T20170036326 DEEDWARR
Recvd: 05/01/17 09:59 2 pgs
Fees:13.00 Taxes:1849.63
20170501-0042289

Further, being the same property conveyed to John Noah Brooks and wife Alison Joy Maliszewski Brooks by Warranty Deed from OP Properties, a Tennessee General Partnership dated August 28, 2015 and recorded September 1, 2015 as Instrument No. 20150901-0088645, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3803 Tulane Ct., Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 27th day of April, 2017

John Noah Brooks

Alison Joy Maliszewski Brooks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Noah Brooks and wife Alison Joy Maliszewski Brooks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2017.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FRN-171039SSO