Davidson County DEEDWARR
Recvd: 05/03/17 10:17 3 pgs
Fees:18.00 Taxes:1624.30
20170503-0043439

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411546**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me, this ~~28th~~ 2nd day of ~~April~~ MAY, 2017. Notary Public My Commission Expires: OCT 20 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Thomas M Campbell Jr and Kayla A Patton 2112 B Carter Avenue Nashville TN 37206-1470	Send Tax Bills To: Franklin American Mortgage Co. 6100 Tower Circle, Suite 600 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 083030M00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blaine Bonadies and Mary Brooke Bonadies, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M Campbell Jr, unmarried and Kayla A Patton, unmarried** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the plat titled "Property Exhibit of 2112 Carter Avenue" prepared by Michael H. Charette, RLS Tennessee No. 2048, dated September 10, 2014, attached to and recorded with an "Owner's Property Survey Affidavit", dated October 23 and 24, 2014, and of record as Instrument No. 20141024-0098417, Register of Deeds' Office for Davidson County, Tennessee, and as fully described in "Master Deed Establishing Horizontal Property Regime Carter Avenue Condominiums," dated October 21, 2014, and of record as Instrument No. 20141021-0097123, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed by Warranty Deed from Nina M. Ray and Kimberly J. Hindman to Justin Rogers and Blaine Bonadies, as Tenants in Common, as recorded on the 16th day of September, 2014 in Instrument No. 20140916-0084721 and Quitclaim Deed from Justin Rogers to Blaine Bonadies, as recorded on the 14th day of March, 2016 in Instrument No. 20160314-0024119, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "A" of Instrument No. 20141024-0098417 and Plat Book 4350, Page 176.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CARTER AVENUE CONDOMINIUMS of record in Instrument No.

20141021-0097123; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003779.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20160523-0051214.

Wall Maintenance and Drainage Easement Agreement as set forth in instrument recorded in Instrument No. 20160915-0097132.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 2112 B Carter Avenue Nashville TN 37206-1470

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2017.

Blaine Bonadies

Mary Brooke Bonadies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blaine Bonadies and Mary Brooke Bonadies, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2017.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY