| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P17-8521-PILK<br><br>J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **244,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark C. Spaniol | New Owner | MAP |
| 7252 Highway 70 S, Apt. 302 | | PARCEL 142-07-0F-079.00-CO |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dwight A. Bond**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark C. Spaniol, an unmarried man**

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. 79, Unit No. 302, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq. as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Dwight A. Bond by Warranty deed from Denise K. Moss of record in Instrument No. 20030305-0029168 Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on March 05, 2003. (Value of consideration shown in aforementioned deed $161,000.00.) Being also known as 7252 Highway 70 S, Apt. 302 Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7252 Highway 70 S, Apt. 302, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20170052991 DEEDWARR
Recvd: 06/21/17 09:15 2 pgs
Fees:13.00 Taxes:902.80
20170621-0062262

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, have 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 the 15th day of June, 2017.

Dwight A. Bond

Dwight A. Bond

Ashley Bond

Ashley Bond --My signature hereby conveys my interest--

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dwight A. Bond** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires: 11/03/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Bond** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires: 11/03/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public