Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place #103
Smyrna, TN 37167
File No.0306S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

BILL GARRETT, Davidson County
Trans:T20170063775 DEEDWARR
Recvd: 07/25/17 14:44 2 pgs
Fees:13.00 Taxes:610.13
20170725-0075244

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24st day of July, 2017

Notary Public
My Commission Expires: 8/17/20

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	
Jonathan Nash 21 Perkins Street Nashville, TN 37210	New Owner	Map/parcel: 105-04-0-020.00

WARRANTY DEED

FOR AND IN 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, I/WE

Charles Frederick Bond Jr. Trustee of The Charles Frederick Bond, Jr. Revocable Living Trust

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Edwards Nash and Susie Phadke Nash, husband and wife

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, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 432 on the Map of Maury and Claiborne's Addition, as shown by plat of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to **Charles Frederick Bond Jr. Trustee of The Charles Frederick Bond, Jr. Revocable Living Trust** by Correction QuitCalim Deed from Charles F. Bond JR., a single person and Charles Frederick Bond, Jr. Revocable Living Trust, Charles Frederick Bond, Jr. Trustee , dated 07/24/2017 and recorded in Instrument Number 20170725-0075243, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles Frederick Bond, Jr. Revocable Living Trust, Charles Frederick Bond, Jr., Trustee, by Quitclaim Deed from Charles F. Bond, Jr., a single person, dated 4/5/16 and recorded 4/5/16 in Instrument Number 20160405-0032549; and the same property previously conveyed to Charles F. Bond, Jr. by Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Certificateholders of the

CWABS, Inc., Asset-Backed Certificates, Series 2005-13, dated 4/4/12 and recorded 4/13/12 in Instrument Number 20120413-0031599, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 21 Perkins Street Nashville, TN, 37210

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24st day of July, 2017

Charles Frederick Bond Jr. Trustee of
The Charles Frederick Bond, Jr. Revocable Living Trust

Charles Frederick Bond Jr. Trustee

Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Charles Frederick Bon, Jr. with whom I am personally acquainted and who proved himself to be the Trustee of **Charles Frederick Bond Jr. Trustee of The Charles Frederick Bond Jr Revocable Living Trust ,** the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24st day of July, 2017

Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN