BILL GARRETT, Davidson County
Trans:T20170069627 DEEDWARR
Recvd: 08/11/17 10:02 2 pgs
Fees:13.00 Taxes:323.75
20170811-0082346

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $87,500.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2017.

Notary Public
My commission expires: 1-24-21

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Randall Waterston<br>178 Riverwood Drive<br>Franklin, TN 37069 | New Owner | 147-16-0-074.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reba R. Boniol, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Randall Waterston, unmarried,** 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:

Land in Davidson County, Tennessee, Being Lot No. 355 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, as amended in Book 2702, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 355 fronts 94.7 feet on the easterly side of Raywood Lane and runs back 157.7 feet on the northerly line and 114.2 feet on the southerly line to a dead line in the rear on which it measures 75.9 feet.

Being the same property conveyed to John D. Boniol, Sr. and wife, Reba R. Boniol by Warranty Deed from Forest Ann Wheat Holder dated July 27, 1962 of record in Book 3406, Page 539, Register's Office for Davidson County, Tennessee.

The same property was conveyed to Phillip Lee Boniol by Warranty Deed from John D. Boniol, Sr. and wife, Reba R. Boniol where a life estate is reserved to the Grantors. Said Warranty Deed is dated November 28, 1995 and of record in Book 9869, Page 626, Register's Office for Davidson County, Tennessee.

The said John D. Boniol, Sr., having died on October 14, 2013, in Davidson County, Tennessee, leaving his wife Reba R. Boniol surviving and extinguishing his portion of his life estate.

The said Phillip Lee Boniol, never married, having since died without a Will on August 6, 2016, in Davidson County, Tennessee.

For further reference please see Affidavit of Heirship recorded simultaneously herewith, in Instrument Number [redacted], Register's Office for Davidson County, Tennessee.

20170811-0082344

This property is improved property known as **4900 Raywood Drive, Nashville, TN 37211.**

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Book 2331, pages 145 and 146, as amended in Book 2702, Page 49; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 2498, Page 571 and in Book 2598, Page 491, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 31st day of July, 2017.

Reba R. Boniol

Reba R. Boniol

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 **Reba R. Boniol,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of July, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017075408