Bill Garrett Davidson County
Batch# 35761 **DEEDWARR**
12/11/2017 10:50:25 AM 2 pgs
Fees: $13.00 Taxes: $1,761.94

20171211-0125888

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $476,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10/23/2019

ELIZABETH ANN LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 10-23-2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Albert S. Koenig, IV (NAME)	SunTrust Mortgage, Inc. (NAME)	128100A02400CO
8012 Pine Forest Drive (ADDRESS)	1001 Semmes Ave. RVW 5093 (ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	

Warranty Deed

For and in Consideration of the sum of $476,200.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jay Alan Bond and Cindy S. Bond, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Albert S. Koenig, IV, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Section One, Pine Forest of record in Book 9700, Pages 712 and 713, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jay Alan Bond and Cindy S. Bond, husband and wife by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 19991223-0306869, said Register's Office.

This property is __unimproved _X_improved property known as: 8012 Pine Forest Drive, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of December, 2017.

Jay Alan Bond

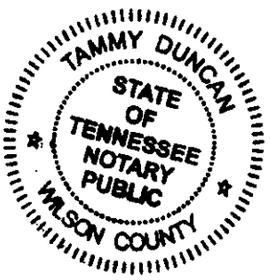
Cindy S. Bond

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alan Bond and Cindy S. Bond, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2017.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122