WARRANTY DEED

Bill Garrett Davidson County
Batch# 38081 DEEDWARR
12/18/2017 09:57:46 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20171218-0128421

J-MB-17-2212-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kara Elion and Jimmy Dennis	**New Owner**	
(NAME)	(NAME)	
2212 Summitt Avenue		**70-9-103.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE JOHNNIE C. BOND, JR AND MOLLY A. BOND REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARA ELION, UNMARRIED JIMMY DENNIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Map of Bordeauxmont, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof by Lewis D. Justice, Surveyor, February 21, 1945, as follows:

Beginning at a point in the northwesterly margin of Alpine Avenue, at the corner of Lot Nos. 21 and 22, being 225 feet north of the northerly margin of Cliff Drive; thence with the line between said lots, northwesterly 174 feet to a point in the southeasterly margin of Summit Avenue; thence with the margin of same northeasterly 75 feet to a point; the corner of Lots 22 and 23; thence with the line between said lots, southeasterly 174 feet to the margin of Alpine Avenue; thence with the margin of the same southwesterly 75 feet to the point of beginning.

Being the same property conveyed to The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 3, 2009, Johnnie C. Bond, Jr. or Molly A. Bond, Trustees, by Quitclaim Deed from Johnnie C. Bond, Jr., recorded March 5, 2009 in Instrument No. 20090305-0019798 and further being the same property conveyed to Johnnie Bond, Jr. (being one and the same as Johnny Bond, Jr.) by Warranty Deed from Victor C. Bond, unmarried, recorded February 22, 1989 in Book 7776, Page 736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2212 Summitt Avenue, Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 12th DAY OF DECEMBER, 2017.

The Johnnie C. Bond, Jr and Molly A. Bond Revocable Living Trust

BY: Johnnie C. Bond Jr.
Johnnie C Bond, Jr
Trustee

BY: Molly A. Bond
Molly A. Bond
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHHNIE C BOND, JR, TRUSTEE of THE JOHNNIE C. BOND, JR AND MOLLY A. BOND REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of December, 2017.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-5-18

(SEAL)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY A. BOND, TRUSTEE of THE JOHNNIE C. BOND, JR AND MOLLY A. BOND REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of December, 2017.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-5-18

(SEAL)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212