Bill Garrett Davidson County
Batch# 46970 DEEDWARR
01/11/2018 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $665.63
20180111-0003839

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 4th day of January, 2018.

Notary Public
My Commission expires: 1/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Jean Bonior	F & M Bank	133-07-0-225.00
194 Woodson Lane	P.O. Box 451	
Nashville, TN 37211	Clarksville, TN 37041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The Woodson Lane Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Jean Bonior, unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land, lying and being situated in Davidson County, Tennessee, decribed as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Aguilar and wife, Melinda L. Aguilar by deed dated Junue 20, 2007 of record in Instrument Number 20070621-0074257, Register's Office for Davidson County, Tennessee. And further conveyed to Andy Maloney, as Trustee for The Woodson Lane Trust, from James A. Aguilar and wife, Melinda L. Aguilar, by deed on August 29, 2017, in the amount of $170,500.00, and being of record in Instrument Number 20170905-0090827, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The Woodson Lane Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2133, page 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **194 Woodson Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 4, 2018.

The Woodson Lane Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2018

My commission expires 5-5-19

Notary Public

EMMALYNN HENDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
CITY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.