Bill Garrett Davidson County
Batch# 58734 DEEDWARR
02/13/2018 02:28:44 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180213-0014340

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-16095

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 9th day of February, 2018.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Bonsangue & Elizabeth Bonsangue 1609B Porter Ave. Nashville, TN 37206	NEW OWNER 25382 Linda Vista Dr Laguna Hills, CA 92653	072-15-2A 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARLOW BUILDERS, LLC, A Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES BONSANGUE AND ELIZABETH BONSANGUE, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Porter Avenue Townhomes of record in Instrument No. 20160226-0018402, and being show on Plat attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company, by deed from Fuqua Investors, LLC, dated 09/18/2015, of record in Instrument No. 20150922-0096440, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1609B Porter Ave., Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 9th day of February, 2018.

Barlow Builders, LLC

By: _____
Austin B. Pennington, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Austin B. Pennington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Austin B. Pennington as such member.

Witness my hand and official seal this 9th day of February, 2018.

My Commission Expires:
9-10-2018

_____
Notary Public

