Bill Garrett Davidson County
Batch# 59986 DEEDWARR
02/16/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20180216-0015403

JESSECA M. CLARK NOTARY PUBLIC WAKE COUNTY, NC (Notary Stamp)	STATE OF ~~TENNESSEE~~ NORTH CAROLINA COUNTY OF Wake The actual consideration or value, whichever is greater, for this transfer is $386,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2018. Notary Public My commission expires: April 24th, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert King Lamons and Mary Kelly Lamons	Robert King Lamons and Mary Kelly Lamons	098-13-0C-191.00-CO
3828 Leona Pass	3828 LEONA PASS	
Hermitage, TN 37076	HERMITAGE, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen P. Bongiovanni and wife, Gloria H. Bongiovanni

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert King Lamons and Mary Kelly Lamons, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 184 on the Plan of Final Plat of Phase 5, Section 1, The Meadows of Seven Points, a Cluster Lot Development of record in Plat at Instrument No. 20060522-0059944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Stephen P. Bongiovanni and wife, Gloria H. Bongiovanni by Warranty deed from Frank Baston Homes, Inc. of record in Instrument No. 20070130-0012420 Register's Office for Davidson County, Tennessee.

SP 11/2015

This is improved property known as **3828 Leona Pass, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of February, 2018.

Stephen P. Bongiovanni

Gloria H. Bongiovanni

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen P. Bongiovanni and Gloria H. Bongiovanni, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of February, 2018.

Notary Public
My Commission Expires: April 24th, 2018

JESSECA M. CLARK NOTARY PUBLIC WAKE COUNTY, NC

SolomonParks File No. 18-001024-528

SP 11/2015

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY