THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34267-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE. NASHVILLE TN 37203 RETURN TO

WARRANTY DEED

Address New Owner: William B. Bond, Janet S. Bond 213 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 129 04 0 050 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Sloan Cary, and husband Lucius Falkland Cary IV,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Ashley Sloan Cary ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Janet S. Bond and William B. Bond, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Haverford Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 98578 DEEDWARR
05/31/2018 11:36:47 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00

20180531-0051905

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of May, 2018.

Ashley Sloan Cary

Lucius Falkland Cary IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Sloan Cary, 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, at office, this 30 day of May, 2018.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucius Falkland Cary IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of May, 2018.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 5 and the southeasterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade of record in Book 547, page 142, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of West Meade Drive and at a point 100 feet northwest of the common corner of Lots Nos. 4 and 5, said point being a corner of the property conveyed to Beazley by deed of record in Book 879, page 336, said Register's Office; thence with the southwesterly margin of said drive, northwestwardly 100 feet to an iron pin 155 feet 6 inches southeast of the southeasterly margin of Haverford Avenue; thence southwesterly and parallel with the dividing line between Lot Nos. 4 and 5, 340 feet to the northeasterly margin of Haverford Avenue; thence with the said Avenue southeastwardly 130.5 feet to another corner of the Beazley property; thence with said Beazley's northwesterly line and in a northeasterly direction 365.6 feet to the point of beginning.

And also conveyed without warranties of title is that portion of the southwesterly half of West Meade Drive lying adjacent to the above described property closed by Metropolitan Council Bill No. 094-1021.

Being the same property conveyed to Ashley Sloan Cary by deed dated August 19, 2015 from Steven L. Goudy and Angela S. Goudy of record in Instrument No. 20150824-0085310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 129 04 0 050 00.
2. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.
3. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Bill No. 094-1021, closing, vacating and abandoning the southwesterly half of West Meade Drive lying adjacent to subject property.