Box 14
G31051-8

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
Williamson
B18-1580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 128468 **DEEDWARR**
08/14/2018 08:35:50 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180814-0079914

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 6, 2018

Notary Public
Commission Expires:

SHERRILL D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Bond 309 Hadley Avenue Nashville, TN 37138	Fifth Third Mortgage Company P.O. Box 630170 Cincinnati, OH 45263	044-11-0-0490.0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ricky Day, Jr. and Diana Ross Day (fomerly known as Diana M. Ross), husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Bond, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot No. 90 and Part of Lot No. 91, on the Plan of Section "A", Village of Old Hickory, as shown by plat of record recorded July 16, 1948, in Plat Book 1424, Page 68, and Plat showing revision of easements recorded October 28, 1949 in Book 1762, Page 558, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting with an iron pin a the Northwest corner of Lot No. 90; thence South 1 degree -29 minutes West 51.6 feet along the Western line of Lot No. 90 to an iron pin which is the point of beginning.

1) South 86 degrees 23 minutes East 286.2 feet to an iron pin; thence
2) South 0 degree 47 minutes West 127.5 feet to an iron pin; thence
3) North 72 degrees 26 minutes West 304.1 feet to an iron pin; thence
4) In a Northerly direction around a curve having a radius of 164.4 feet, 39.9 feet to a concrete monument; thence

5) North 1 degrees 29 minutes East 14.6 feet to an iron pin and the point of beginning.

Being the same property conveyed to Ricky Day Jr., an unmarried person, and Diana M. Ross, an unmarried woman, as tenants in common with the right of survivorship by Warranty deed from Brenda Layne and Helen Juanita Stephens of record in Instrument No. 20101013-0082019 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on October 13, 2010. (Value of consideration shown in aforementioned deed $95,000.00.) Being also known as 309 Hadley Avenue Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 309 Hadley Avenue, Nashville, TN 37138

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 10th, 2018.

Ricky Day Jr.

Diana Ross Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ricky Day, Jr. and Diana Ross Day, husband and wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

(Notary Seal)