WARRANTY DEED

Bill Garrett Davidson County
Batch# 135597 DEEDWARR
08/31/2018 12:18:23 PM 2 pgs
Fees: $13.00 Taxes: $1,319.05

20180831-0086664

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$356,500.00.**

Affiant

Subscribed and sworn to before me this 30th day of August, 2018.

Notary Public
My Commission expires: 10-3-2020
(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:
Bonnie L. Martin	Renasant Bank	142-13-0B-217.00CO
1413 South Glenleigh Court	2001 Park Place North, Ste. 150	
Nashville, TN 37221	Birmingham, AL 35203	

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, **Bruce F. Naylor and wife, Lynne R. Naylor,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bonnie Martin, an unmarried woman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 235 on the Plan of Riverside Subdivision, Phase Six of record in Instrument Number 20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce F. Naylor and wife, Lynne R. Naylor from Rochford Realty and Construction Co., Inc., a Tennessee Corporation by Warranty Deed on August 18, 2006, of record in Instrument Number 20060822-0103467, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, as amended in Book 7405, page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee.
- Charter of Riverside Homeowner's Association, Inc., of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
- Warranty Deed to the Metropolitan Government of Nashville and Davidson County of record in Book 6972, page 45, Register's Office for said County. Agreement for Dedication of Easement for Water Line of record in Book 6970, page 275, Book 6970, page 278, Book 6970, page 281, and Book 6970, page 285, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1413 South Glenleigh Court, Nashville, TN 37221**

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 August 30, 2018.

Bruce F. Naylor

Lynne R. Naylor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bruce F. Naylor and Lynne R. Naylor** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY