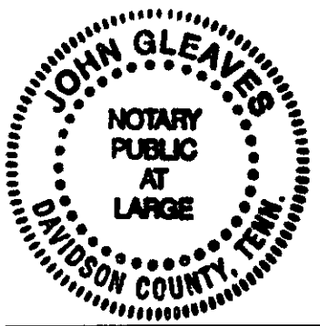
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

ren Y Johnson Davidson County
ch# 137401 DEEDWARR
05/2018 03:55:19 PM 2 pgs
es: $13.00 Taxes: $1,110.00

20180905-0088099

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Johnnie Bond, Jr. and Molly Ann Bond	Same as New Owner	21-56
(NAME)	(NAME)	
6511 Clarksville Pike	6537 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182526

For and 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, I/we, **Kathy Carpenter and Karen Rollins**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Johnnie C. Bond, Jr. and Molly Ann Bond, Trustee of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, U/T/A, March 3, 2009,** 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, beginning at a point in the southerly margin of Clarksville Highway (U.S. Highway 41A), the northeast corner of the property conveyed to H. C. Newman and wife, Susie Newman, by deed of record in Book 682, page 659, Register's Office for Davidson County, Tennessee; thence South 79° 40' East along the margin of said highway, 152.6 feet to a point, thence South 79° 51' East 152.4 feet to a point in said margin of said highway; thence South 5° 52' West 305.9 feet to a point; thence North 89° 23' West 44 feet to a point; thence South 2° 04' West 436.2 feet to a point; thence South 3° 09' West 348.9 feet to a point; thence South 3° 07 West 1473.4 feet to a point in the southerly line of the Henry C. Newman property; thence North 78° West along the southerly margin of said property 267.3 feet to a point in the westerly margin of the Henry C. Newman property; thence along said margin North 2° 08' East 1416.8 feet to a point in said margin; thence North 2° 08' East 348.6 feet to a point in said margin; thence North 2° 12' East 801.8 feet to the point of beginning, containing 16.54 acres.

Being the same property conveyed to Ellis E. Gunter deed from Sam Newman, John Newman, Bertha N. Dabbs, Martha N. Knight, Myrtle N. Green, Mary N. Hunt, Lillie N. Eagan, Bessie L. Lawrence, Marie Gibson, Noah F. Newman, Luke William Neal, Jr., Deborah Lee Neal Thurman and Mary P. Newman; being heirs of Henry C. Newman and all of their interest herein subject to only to the life estate dower interest of the Henry C. Newman's widow, Ruby Lee Newman, of record in Book 5146, page 12, Register's Office for Davidson County, Tennessee. The said Ruby Lee Newman having since died. The said Ellis E. Gunter having since died on July 9, 2012 and by his Will of record in in Docket No. 14P652, Davidson County Probate Court Clerk's Office, the subject property was devised to Betty Lounette Gunter and as evidence by Affidavit of Inheritance of record in Instrument No. 20140613-0051748, Register's Office for Davidson County, Tennessee. The said Betty Lounette Gunter died on March 9, 2016 and by her Will of record in Docket# 16P-675, Davidson County Probate Court Clerk's Office, the subject property was devised to Kathy Carpenter and Karen Rollins. Also, being the same property conveyed to Kathy Carpenter and Karen Rollins by Quitclaim Deed from John Carpenter, Executor for the Estate of Betty Lounette Gunter, dated February 13, 2017, of record in Instrument No. 20170215-0015478, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 6511 Clarksville Pike, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my hand this 31st day of August, 2018

Kathy Carpenter
Kathy Carpenter

Karen Rollins
Karen Rollins

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Carpenter and Karen Rollins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

