Karen Y Johnson Davidson County
Batch# 158615 DEEDWARR
11/13/2018 01:08:52 PM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20181113-0111751

G#31366-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$398,000.00.**

Affiant

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 9th day of November, 2018.

Notary Public

My commission expires: March 3, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Bonds and Jennifer Bonds	New owner	**14615010100**
616 Rochelle Drive		
Nashville, TN 37220		

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

Kyle J. Adamczyk and wife, Kaitlyn Adamczyk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Bonds and Jennifer Bonds, husband and wife

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 Lot No. 24 on the Plan of Haileywood Estates, Section II, of record in Book 2331, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Martin B. Griffin, unmarried, and Kyle J. Adamczyk, unmarried, by Warranty Deed dated August 28, 2009, from Linda G. Simons and Noble E. Pepper, Jr., Heirs at Law of the Estate of B. A. Pepper, deceased, of record in Instrument No. 20090911-0085127, Register's Office for Davidson County, Tennessee. The said Martin B. Griffin having conveyed his

interest to Kyle J. Adamczyk, unmarried, by Quitclaim Deed dated November 17, 2011, of record in Instrument No. 20111123-0091767, said Register's Office. The said Kyle J. Adamczyk is now a married man.

KAITLYN Adamczyk, spouse of the above named Kyle J. Adamczyk, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between the parties and paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **616 Rochelle Drive, Nashville, TN 37220**.

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 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 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 my/our hand(s) this **9th** day of **November, 2018.**

Kyle J. Adamczyk

Kaitlyn Adamczyk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kyle J. Adamczyk and wife, Kaitlyn Adamczyk,** the within named sellers, 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 Nashville, Tennessee, this **9th** day of **November, 2018.**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/8/21