Karen Johnson Davidson County
Batch# 194791 DEEDWARR
02/13/2019 09:39:44 AM 3 pgs
Fees: $18.00 Taxes: $2,697.30
20190213-0013465

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Bonna, LLC**
**7025 Still Spring Hollow Drive**
**Nashville, TN 37221**

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
**Franklin Synergy Bank**
**722 Columbia Ave**
**Franklin, TN 37064**

**MAP** **086-01**
**GROUP**
**PARCEL** **069.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bonnabrook, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bonna, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Bonnabrook, LLC by deed February 28, 2013 from Marvin Roger Hunley of record in Instrument no. 20130304-0021528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **100 Bonnabrook Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this the **8th** day of **February, 2019.**

**Bonnabrook, LLC**

**By:** Mel H. Russell, member

**Melissa Russell, Member**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Melissa Russell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a **Member** of **Bonnabrook, LLC**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of February 2019.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $729,000.00.

Amanda Birner
AFFIANT

Subscribed and sworn to before me on this 8th day of February 2019.

NOTARY PUBLIC

My Commission Expires: 11/17/20

File #18-9291

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# Exhibit A

Land lying in Davidson County, Tennessee, as shown on an unrecorded survey made by John D. McCormick, 6040 Hagars Grove Pass, Hermitage, TN. 37076, RLS#674, dated January 25, 2013, entitled "The Marvin Roger Hunley Property", and being all of the property described in Book 5370, Page 220, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron rod in the Northerly margin of Bonnabrook Drive, said point being the Southwesterly corner of the McDonald's Corp. property recorded in Book 4635, Page 210, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the property herein described; thence along the Northerly margin of Bonnabrook Drive along a curve to the right with a radius of 1,374.0 feet, a distance of 100.00 feet to an iron rod; thence North 31 degrees 50 minutes East, a distance of 231.9 feet to an iron rod at the edge of a branch; thence South 53 degrees 49 minutes East, a Distance of 39.0 feet to an iron rod in said branch; thence South 31 degrees 50 minutes West, a distance of 49.5 feet to an iron rod; thence South 84 degrees 16 minutes East, a Distance of 71.4 feet to an existing concrete monument; thence South 32 degrees 41 minutes West, a Distance of 207.1 feet to the point of beginning and containing 0.48 acres, more or less.

MKR