Karen Johnson Davidson County
Batch# 203017 DEEDWARR
03/07/2019 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20190307-0020992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/13/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zachary Bonner and Dana Lynn Bonner		181 03 0A 009.00
(NAME) 6540 Broken Bow Dr	(NAME) New Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jaquita G. Taylor, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Bonner and Dana Lynn Bonner, 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. 9 on the Subdivision Plat of Section One, Indian Creek Estates, of record in Book 9700, pages 556 and 557, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hosea L. Lewis and Jaquita G. Taylor, as joint tenants with right of survivorship by Warranty Deed from Terry Sharp and wife, Kathy C. Sharp dated July 26, 2001 and recorded July 30, 2001 as Instrument No. 200107300080568, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jaquita G. Taylor, unmarried by Quit Claim Deed from Hosea L. Lewis, unmarried dated April 28, 2008 and recorded May 9, 2008 as Instrument No. 200805090048240, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6540 Broken Bow Dr, Antioch, TN 37013

File Number: GRN-1900679SSO

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 do 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 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 6th day of March, 2019

Jaquita G. Taylor
Jaquita G Taylor

STATE OF TENNESSEE

COUNTY OF Davidson

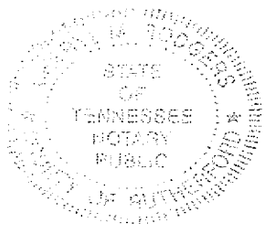
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jaquita G. Taylor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2019.

Chloe Rodgers
Notary Public

My Commission Expires: 12-22-19

(SEAL)



File Number: GRN-1900679SSO

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY