Karen Johnson Davidson County
Batch# 214766 DEEDWARR
04/08/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,557.33
20190408-0031454

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,900.00

Affiant

Subscribed and sworn to before me this 5th day of April, 2019.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christian P. Bonnell 7201 Riverfront Drive Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Cir., RCN-6 Mailcode ALBH40602B Birmingham, AL 35244	126-16-0A-519.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William G. Reed and Jennifer R. Reed, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christian P. Bonnell, an unmarried man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 294 on the Plan of Final Plat Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as amended in Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William G. Reed and Jennifer R. Reed, husband and wife, by deed from Pamela S. Bishop and husband, Michael Wade Bishop, of record in Instrument No. 20150618-0058292, Register's Office for Davidson County, Tennessee, and dated June 12, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Riverwalk of record in Plat at Instrument No. 20050706-0077607, as amended in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20011105-0121083 and amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20060320-0031638, 20061103-0136691, 20061214-0154502,Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20040826-0103240 Register's Office for Davidson County, Tennessee.

This property is improved property known as 7201 Riverfront Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness ~~Whereof~~, the said, **Grantor**, hereunto set by hands and seals this 5th day of April, 2019.

William G. Reed

Jennifer R. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2019, before me personally appeared William G. Reed and Jennifer R. Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of April, 2019.

Notary Signature
My ~~commission~~ expires: 2/12/23

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY