WARRANTY DEED

Karen Johnson Davidson County
Batch# 242672 DEEDWARR
06/13/2019 08:59:14 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190613-0056699

J-RA-19-19-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RYAN TRAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Suburban Cowboys LLC	**New Owner**	
(NAME)	(NAME)	
1510 Glenridge Dr.		**105-04-0-036.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES FREDERICK BOND, JR., TRUSTEE OF THE CHARLES FREDERICK BOND JR. REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being the Easterly 12-1/2 feet of Lot No. 113 and the Westerly 25 feet of Lot No. 115 in the TRIMBLE'S FIRST ADDITION TO SOUTH NASHVILLE, a plan of which is of record in Book 19, Page 220, Register's Office for said County.

Said parts of Lots Nos. 113 and 115 front together 37-1/2 feet on the Southerly side of Trimble Street, formerly the Old Murfreesboro Road and runs back between parallel lines 160 feet to an alley.

Included with this property is a used 1997 Fleetwood Mobile Home with I.D. Nos. 00245R12A and 00245R12B.

Being the same property conveyed to Charles F. Bond, Jr., married, by Warranty Deed from Leland D. Watts, married, of record in Instrument No. 20130801-0080151, in the Register's Office of Davidson County, Tennessee, dated July 31, 2013, and recorded on August 1, 2013.

Being the same property conveyed to Charles Frederick Bond, Jr., as Trustee of the Charles Frederick Bond, Jr. Revocable Living Trust, by Quitclaim Deed from Charles F. Bond, Jr., a single person, of record in Instrument No. 20160405-0032548, in the Register's Office of Davidson County, Tennessee, dated April 5, 2016, and recorded on April 5, 2016.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRIMBLE'S FIRST ADDITION TO SOUTH NASHVILLE, as recorded in Book 19, Page(s) 220.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **19 Trimble St, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF JUNE, 2019.

Charles Frederick Bond Jr. Revocable Trust

BY: _____
Charles Frederick Bond
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES FREDERICK BOND, TRUSTEE of CHARLES FREDERICK BOND JR. REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212