THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520728

Karen Johnson Davidson County
Batch# 244707 DEEDWARR
06/18/2019 09:25:38 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20190618-0058466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark S. McCormack and Ann A. McCormack, and Caroline H. McCormack 110 Bonaventure Place Nashville TN 37205	New Owner	Tax Parcel ID No. 116-060-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Stewart Shofner and Audrey Carr Shofner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark S. McCormack and Caroline H. McCormack, husband and wife, and Ann A. McCormack, a single woman, as Joint Tenants with Rights of Survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan Bonaventure Place, as of record in Plat Book 5200, Pages 424 and 425, revised in Plat Book 5200, Pages 448 and 449, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed by Quit Claim Deed from R. Stewart Shofner, a married individual to Audrey Carr Shofner, a married individual as recorded on the 23rd day of October, 2012 in Instrument No. 20121023-0096763 and Warranty Deed from Joan Elizabeth Taylor and husband, Byron D. Taylor to R. Stewart Shofner, Unmarried as recorded on the 14th day of May, 2004 in Instrument No. 20040514-0056936, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116-06-037.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BONAVENTURE PLACE, as recorded in Plat Book 5200, Page(s) 448-449.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5901, Page 295, Book 9489, Page 922, Book 9511, Page 811 and Instrument No. 20080722-0075030.

Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Richland Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Richland Creek.

This is improved property located at 110 Bonaventure Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2019.

Robert Stewart Shofner, by Kate Rosenthal, his Attorney In Fact

by Kate Rosenthal his attorney in fact

Audrey Carr Shofner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Audrey Carr Shofner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for Robert Stewart Shofner and that she is authorized by Robert Stewart Shofner to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of June, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020