WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 250684 DEEDWARR
07/01/2019 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,531.80
20190701-0063544

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020 ANGELA R. WINDHAM

MST 2019-0980

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody W. Sanders	Capstar Bank	091-10-0I-002.00
(NAME) 5803 Robertson Avenue	(NAME) 2002 Richard Jones Rd Ste A300	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Laci M. Bonner, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody W. Sanders, single man,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5801 Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151112-0114893 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Jenkins Development Company, LLC by Warranty deed from Tammy Ghea, unmarried of record in Instrument No. 20150814-0081868 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 14, 2015.

Being the same property conveyed to Laci M. Bonner, a single woman by Warranty deed from Jenkins Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20161214-0131379 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016, and Scrivener's Affidavit recorded on April 26, 2017, recorded in Instrument No. 20170426-0040781.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee. Right of Way of Robertson Avenue. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151112-0114893, Register's Office for Davidson County, Tennessee.

This property, known as 5803 Robertson Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 28 DAY OF June, 2019.

Laci M. Bonner

Laci M. Bonner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laci M. Bonner, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of June, 2019.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020