This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6218

Karen Johnson Davidson County
Batch# 352654 DEEDWARR
02/03/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $800.92
20200203-0012361

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $216,464.60

Mary S. Dill
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020

J. ANDREW WILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary T. Dill and Lester J. Dill 3209 Old Hickory Blvd Lot 119 Old Hickory, TN 37138	New Owner	053 12 0 268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **Karen Knapp Bone, Trustee of The Michael Craig Bone Testamentary Trust and Cheryl Lively**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary T. Dill and Lester J. Dill, a married couple**, 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:

Being Lot 2 on the Final Plat of Bone Subdivision of record at Instrument No. 20161115-0120585 in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

Being part of the same property conveyed to Harold P. Bone by Quitclaim Deed from Harold P. Bone, individually, as a successor and assign of K&H II, LLC (having since been dissolved), and as Executor for the Estate of Katherine G. Bone, recorded on the 17th day of September, 2014 in Instrument No. 20140917-0085261, in the Register's Office of Davidson County, Tennessee. Harold P. Bone died on July 3, 2017, devising the property to Michael C. Bone and Cheryl B. Lively by Will admitted to Probate in the Chancery Court of Franklin County, Tennessee at Winchester. Michael C. Bone died on August 30, 2017, devising his portion of the property to Karen Knapp Bone, Trustee of the Michael Craig Bone Testamentary Trust.

This is improved property located at: **3209 Old Hickory Boulevard, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 31st day of January, 2020.

GRANTOR:

By: K Knapp Bone Trustee
Karen Knapp Bone, Trustee of The Michael Craig Bone Testamentary Trust

Cheryl Lively

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Knapp Bone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Michael Craig Bone Testamentary Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cheryl Lively, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the maker, and has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202002030012361

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

