Karen Johnson Davidson County
Batch# 355173 DEEDWARRSP
02/07/2020 02:38:01 PM 5 pgs
Fees: $28.00 Taxes: $3,607.50

20200207-0014630

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 975,000.00.

Willie H Bonds Jr.
Affiant

Subscribed and sworn to before me, this 17th day of February, 2020.

Notary Public

My commission expires: 3/8/2021

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Parker & Associates
383 E. Main St., Ste. 110
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Flats at Hickory Woods, LP, a Missouri limited partnership	**SAME**	**175-00-0-170.00** **P/O 175-00-0-190.00** **P/O 175-00-0-080.00** **P/O 175-00-0-081.00**
1329 E. Lark Street **Springfield, Missouri, 65804**		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Willie H. Bonds, Jr., Joyce Bonds Wall, Beverly Bonds Carlton, and Donald M. Bonds, Sr., Tennessee residents,** Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said, **Flats at Hickory Woods, LP, a Missouri limited partnership** and Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot 6 as shown on the map entitled Recombination Plat of The Flats at Hickory Woods, as of record as Instrument No. 20200124-0008838, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Containing: 270,215 square feet, more or less or 6.203 acres, more or less;

As surveyed: May 7, 2019, by: John M. Story, RLS 1587 of Donald Garrett & Associates, Inc., 9741-L Southern Pine Blvd., Charlotte, North Carolina 28275. Phone 704-374-1955.

Being part of the same property conveyed to ROBERT H. BONDS and JIM WOODALL, by deed from JOSEPH R. WEST, CLERK AND MASTER, DAVIDSON COUNTY, TENNESSEE, of record in Book 669, page 18, dated July 25, 1925, said Register's Office. JIM WOODALL AND WIFE, MAUDE WOODALL conveyed their interest to R.H. BONDS, a/k/a ROBERT H. BONDS, by deed of record in Book 682, page 760, dated November 30, 1925, said Register's Office. ROBERT H. BONDS died testate on or about December 12, 1983. Said property passes outside the will of ROBERT H. BONDS which is of record in Docket No. 74298 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See Affidavit of Heirship of record as Instrument No. 20200207-0014627, 20200207-0014626 **, said Register's Office, stating that WILLIAM H. BONDS AND NELLIE BONDS THRONEBERRY are his only heirs-at-law.**

WILLIE H. BONDS, SR., A/K/A WILLIAM H. BONDS died testate on or about March 5, 2007, devising his portion of said property to MADELYN B. BONDS, WILLIE H. BONDS, JR., BEVERLY BONDS

CARLTON AND JOYCE ANN BONDS by will of record in Docket No. 07P1262 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Office.

THELMA MADELYN BONDS a/k/a MADELYN B. BONDS died intestate on or about Septewmber 22, 2015, leaving WILLIE H. BONDS, JR., JOYCE BONDS WALL AND BEVERLY BONDS CARLTON as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20200207-0014028, *, said Register's Office. For further reference see Administrator's quitclaim deed of record in Instrument No. 20160922-0100021, dated September 22, 2016, said Register's Office. *20200207-0014029

NELLIE BONDS THRONEBERRY died testate on or about July 12, 2012, devising her portion of said property to DONALD MCKINLEY BONDS, SR., by will of record in Docket No. 13P1502 in the Seventh Circuit court for Davidson County, Tennessee, Probate Division.

Being part of the same property conveyed to ROBERT H. BONDS AND JIM WOODALL, by deed from JOSEPH R. WEST, CLERK AND MASTER, DAVIDSON COUNTY, TENNESSEE, of record in Book 669, page 18, dated July 25, 1925, said Register's Office. JIM WOODALL AND WIFE, MAUDE WOODALL conveyed their interest to R. H. BONDS, a/k/a ROBERT H. BONDS, by deed of record in Book 682, page 760, dated November 30, 1925, said Register's Office.

ROBERT H. BONDS AND WIFE, MABEL A. BONDS, conveyed said property to NELLIE BONDS THRONEBERRY, by deed of record in Book 3536, page 85, dated April 27, 1963, said Register's office. NELLIE BONDS THRONEBERRY died testate on or about July 12, 2012, devising said property to DONALD MCKINLEY BONDS, SR., by will of record in Docket No. 13P1502, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

DONALD BONDS is a/k/a DONALD M. BONDS AND DONALD MCKINLEY BONDS, SR.

Being part of the same property conveyed to ROBERT H. BONDS AND JIM WOODALL, by deed from JOSEPH R. WEST, CLERK AND MASTER, DAVIDSON COUNTY, TENNESSEE, of recor4d in Book 669, page 18, dated July 25, 1925, said Register's Office. JIM WOODALL AND WIFE, MAUDE WOODALL conveyed their interest to R.H. BONDS, a/k/a ROBERT H. BONDS, by deed of record in Book 682, page 760, dated November 30, 1925, said Register's Office. ROBERT H. BONDS died testate on or about December 12, 1983, devising said property to GARY BONDS AND DONALD BONDS, by will of record in Docket No. 15P1927, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

GARY DURAND BONDS AND WIFE, LORETTA BONDS conveyed their interest in said property to WILLIAM HARDIN BONDS AND WIFE, MADELYN BONDS, by deed of record in Book 7489, page 972, dated February 17, 1988, said Register's Office WILLIAM HARDIN BONDS died on or about March 5, 2007, leaving MADELYN BONDS as the surviving tenant by the entirely. MADELYN BONDS, A/K/A THELMA MADELYN BONDS, died intestate on or about September 22, 2015, leaving WILLIE H. BONDS,JR., JOYCE BONDS WALL AND BEVERLY BONDS CARLTON as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20200207-0014028, 20200207-0014029 said Register's Office. For further reference see Administrator's Quitclaim Deed of record in Instrument No. 20160922-0100021, dated September 22, 2016, said Register's Office.

Being part of the same property conveyed to ROBERT H. BONDS AND JIM WOODALL, by deed from JOSEPH R. WEST, CLERK AND MASTER, DAVIDSON COUNTY, TENNESSEE, of record in Book 669, page 18, dated July 25, 1925, said Register's Office. JIM WOODALL AND WIFE, MAUDE WOODALL conveyed their interest to R.H. BONDS, a/k/a ROBERT H. BONDS, by deed of record in Book 682, page 760, dated November 30, 1925, said Register's Office. ROBERT H. BONDS, SR., one-third (1/3) undivide dinterest, NELLIE BONDS THRONEBERRY, one-third (1/3) undivided interest, GARY BONDS AND DONALD BONDS the remaining one-third (1/3) undivided interest by will of record Docket No. 15P1927, in the Seventh Circuit Court for Davidson County, Tennessee. WILLIAM H. BONDS, NELLIE BONDS THRONEBERRY, DONALD MCKINLEY BONDS AND GARY BONDS conveyed their interest in said property to W.H. BONDS, by deed of record in Book 9818, page 891, dated September 26, 1995, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years from Map-Par 175-00-0-170.00, 175-00-0.190.00, 175-00-0-080.00, and 175-00-0-081.00.

   If improvements are completed after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed, as defined by the provisions of Tennessee Code Annotated Sections 67-5-603, *et seq.*

2. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

3. Easement for the Use of Well Water as described in Book 3536, page 85, Register's Office for Davidson County, Tennessee.

4. Easement to First Suburban Water Utility District of record in Book 4435, page 17, Register's Office for Davidson County, Tennessee.

5. Agreement for the Dedication of Easement for Sanitary Sewers of record in Book 4435, page 12, Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record as Instrument No.: _____, Register's Office for Davidson County, Tennessee.

6. All matters shown on plat of record as instrument No. 20200124-0008838, in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (_X_) property known as: **Lot 6 of Flats at Hickory Woods, Antioch , TN .**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise. 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.

Witness my/our hand(s) this 6th day of **February, 2020.**

Willie H. Bonds, Jr.

Joyce Bonds Wall

Beverly Bonds Carlton

Donald M. Bonds, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Willie H. Bonds, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be, the within named Grantors, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of **February, 2020.**

My Commission Expires: 3/8/2021

Notary Public

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Joyce Bonds Wall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be, the within named Grantors, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of **February, 2020.**

My Commission Expires: 3/8/2021

Notary Public

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Beverly Bonds Carlton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be, the within named Grantors, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of **February, 2020.**

My Commission Expires: 3/8/2021

Notary Public

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Donald M. Bonds, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be, the within named Grantors, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of **February, 2020**.

My Commission Expires: 3/8/2021

Notary Public

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY