Karen Johnson Davidson County
Batch# 359099 DEEDWARR
02/18/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20200218-0017682

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $624,000.00 Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Elizabeth Fischer Tanquilut 509B Southgate Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-11-1B-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARLE MICHAEL BONVILLAIN AND MARTHA R. BONVILLAIN, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ELIZABETH FISCHER TANQUILUT** ("Grantee"), her 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 Unit No. A on the plan of 1700 Neal Terrace Townhomes, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of 1700 Neal Terrace Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161208-0129230, and amended as Instrument No. 20190530-0051433, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to EARLE MICHAEL BONVILLAIN AND MARTHA R. BONVILLAIN, HUSBAND AND WIFE, by deed from PRIMERA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190702-0064337, and corrected as Instrument No. 20191011-0104608, dated June 26, 2019, said Register's Office.

This is improved property commonly known as: **509B Southgate, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this _____ day of _____, 2020.

Earle Michael Bonvillain by Martha R. Bonvillain as Attorney in Fact

EARLE MICHAEL BONVILLAIN, BY: MARTHA R. BONVILLAIN AS ATTORNEY IN FACT

Martha R. Bonvillain

MARTHA R. BONVILLAIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA R. BONVILLAN.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of February, 2020.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARTHA R. BONVILLAN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **EARLE MICHAEL BONVILLAIN**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2020.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My commission expires: 11/3/2020

True Copy Certification

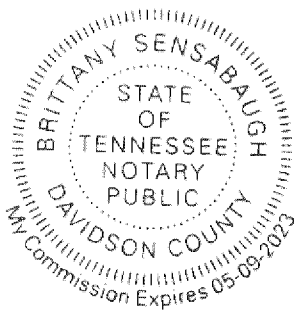
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23