WARRANTY DEED

Karen Johnson Davidson County
Batch# 376995 DEEDWARR
03/25/2020 08:32:51 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200325-0032163

B-RF-20-7446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Bonds and Julie Bonds	**Angel Oak Home Loans, LLC**	
(NAME)	(NAME)	
7446 River Road Pike	**Two Lakeside Commons**	**088-00-0-076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Atlanta, GA 30328**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL HOLTON AND WIFE, CATHERINE HOLTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS BONDS AND JULIE BONDS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of River Road Estates, of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Holton and wife, Catherine Holton by Warranty Deed from William E. Kantz, Jr., of record in Instrument No. 20010614-0062861, Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on June 14, 2001.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due.
- Subject to all matters shown on the Plan of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010117-0004873, as amended in Instrument No. 20050125-0010121, Register's Office for Davidson County, Tennessee.
- By-Laws of The River Road Property Owners Association of record in Instrument No. 199912140303054, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 5566, Page 109, Book 5608, Page 811 and Book 5942, Page 501, Register's Office for Davidson County, Tennessee.
- Easements as referenced and set out in the Affidavit for reference to record and as shown on the attached Maps A, B, C and D, of record in Book 11001, Page 983, Register's Office for Davidson County, Tennessee.
- Private Roadway Easement of record in Book 11001, Page 989, Register's Office for Davidson County, Tennessee.
- Temporary Access Easement of record in Book 11002, Page 1, Register's Office for Davidson County, Tennessee.
- Easement for Septic Field of record in Book 11002, Pages 5 and 6, Register's Office for Davidson County, Tennessee.
- Ingress / Egress and Utilities Easement of record in Instrument No. 20010117-0004874, Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Instrument No. 20010514-0049717, Register's Office for Davidson County, Tennessee. (Lots 9 & 10)
- Covenants set out in Deed for Lot 9 of record in Instrument No. 20010614-0062861, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7446 River Road Pike, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF MARCH, 2020.

Michael Holton

Catherine Holton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212