WARRANTY DEED

Karen Johnson Davidson County
Batch# 439085 DEEDWARR
07/16/2020 11:51:56 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200716-0078059

R-CS-20-1305

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Derek James Carpenter and Abdulmohsen Awaad A. Alsafri	**CapStar Bank**	
(NAME) **1305 Litton Avenue**	(NAME) **2002 Richard Jones Road, Suite A300**	**072-10-0-034.00**
(ADDRESS) **Nashville, TN 37216-3840**	(ADDRESS) **Nashville, TN 37215**	
(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, **KENNETH BARRY BONIFAY, TRUSTEE, OF KENNETH BARRY BONIFAY LIVING TRUST UAD JULY 02, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK JAMES CARPENTER AND ABDULMOHSEN AWAAD A. ALSAFRI, MARRIED TO EACH OTHER,** 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 the Easterly 57 feet 8 inches front and 50 feet rear of Lot 20 on the plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, Page 86, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth Barry Bonifay, as Trustee of the Kenneth Barry Bonifay Living Trust u/a dated July 02, 2013 by Quitclaim deed from Kenneth Barry Bonifay of record in Instrument No. 20130703-0068784 Register's Office for Davidson County, Tennessee, dated July 02, 2013 and recorded on July 03, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.
- Easement for sanitary Sewers and Storm Drainage of record in Book 4215, Page 70, in the 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: **1305 Litton Avenue, Nashville, Tennessee 37216-3840**.

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 r ght 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 13th DAY OF JULY, 2020.

Kenneth Barry Bonifay Living Trust UAD July 02, 2013

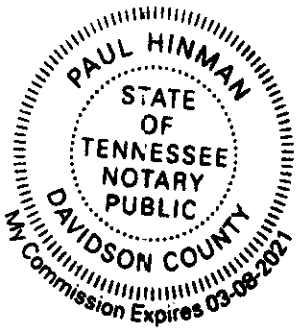
BY: _____
Kenneth Barry Bonifay
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Nctary Public in and for said County and State, KENNETH BARRY BONIFAY, TRUSTEE of KENNETH BARRY BONIFAY LIVING TRUST UAD JULY 02, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of July, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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