Karen Johnson Davidson County
Batch# 452369 DEEDWARR
08/07/2020 09:54:58 AM 2 pgs
Fees: $13.00 Taxes: $638.25

20200807-0088027

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is great this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 5 day of July 2020.

Notary Public
My commission expires: 1-21-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Herman Marks PO Box 282083 Nashville, TN 37228	New Owner	069-12-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A Bond Living Trust, u/t/a March 2009,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Herman Marks, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the unrecorded plan of the Brattonview Subdivision at Bordeaux, Tennessee, described according to a copy of a survey thereof made August 14, 1936, by Erle Drake, County Surveyor, as follows:

Beginning in the southeasterly margin of Courtney Avenue, the common corner of Lots Nos. 6 and 14; thence with the line between Lots 14, 6, 5 and 4 southeastwardly 329.5 feet to the common corner of Lots Nos. 7, 8, 13 and 14; thence with the line between the last mentioned lots northwestwardly 338 feet to the southeasterly margin of Courtney Avenue; thence with the margin of the same southwestwardly 100 feet to the point of beginning.

Being the same property conveyed to Johnnie Bond, Jr., married by Warranty Deed from Margaret Louise Peeler Bratton, unmarried, dated April 14, 2000 of record as Instrument No. 20000427-0041785, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 3, 2009 with said deed being dated March 3, 2009 of record as Instrument No. 20090305-0019801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2108 Courtney, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 5th day of August, 2020.

The Johnnie C Bond Jr. and Molly A. Bond Living Trust, u/t/a March 3, 2009

BY: Molly A. Bond / Sole Trustee
Molly A. Bond
Its: Sole Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of August, 2020, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Molly A. Bond, Sole Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **The Johnnie C Bond Jr.and Molly A. Bond Living Trust, u/t/a March 3, 2009**, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of August, 2020.

Jacqueline G Brown
Notary Public

My Commission expires: 3-8-22

FILE NO: 2020076737

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY