Karen Johnson Davidson County
Batch# 452371 DEEDWARR
08/07/2020 09:56:26 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20200807-0088029

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1993TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of August, 2020.

Notary Public

Commission Expiration 1-24-21

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A Bond Living Trust, u/t/a March 2009 641 W. Old Hickory Blvd. Madison, TN 37115	SAME AS NEW OWNER.	042 11 0 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ana Orrett, Unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A Bond Living Trust, u/t/a March 3rd 2009** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 641 W. Old Hickory Blvd. Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 15,16,17, and 18. of Block "C" on the plan of MARTHONNA, not of record, being more particularly described according to a survey made by John B. Kohl, III, dated April 27, 1987, as follows;

Said part of Lot No's, 15, 16, 17 and 18 which is a corner lot, fronts 75.7 feet more or less on the southerly margin of Old Hickory Blvd., and fronts 204.4 feet, more or less, on the westerly margin of Marthonna Road, formerly Ezell Road, west, said frontages being joined by a curve having a length of 38.9 feet, and extends back 230.4 feet, more or less, on the westerly line and 100 feet on the southerly line to a point of intersection.

Being the same property conveyed to Ana Orrett, unmarried, by deed from Peggy A. Deaner, unmarried, dated 02/13/2009 filed and recorded 03/19/2009 of record as Instrument No. 20090319-0024637, said Register's Office.

Tax Map and Parcel ID is as follows 042 11 0 066.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 641 W. Old Hickory Blvd., Madison, TN 37115

LTE File No.: 20-1993TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 5th day of August, 2020.

Ana Orrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2020, before me personally appeared **Ana Orrett**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

Notary Public

Commission Expiration: 12.05.2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC 5, 2020

LTE File No.: 20-1993TN