WARRANTY DEED

Karen Johnson Davidson County
Batch# 459305 DEEDWARR
08/18/2020 01:42:43 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20200818-0092813

B-TB-20-7448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-13-22

(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)
Thomas C. Bonds and Julie A. Bonds	**New owner**	
(NAME)	(NAME)	
7446 River Road Pike		**089-00-0-065.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 L. 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 C. BONDS AND JULIE A. BONDS, HUSBAND AND WIFE,** 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:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the Westerly margin of RiverRoad, being Lot No. 10, and being more particularly described as follows:

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Northerly 434.57 feet along said margin from the corner of John Heath, Jr. of record in Deed Book 1678, page 217, Register's Office for Davidson County; Thence, leaving River Road with Lot 9, North 81 degrees 48 minutes 13 seconds West, 958.30 feet to an iron pin set; Thence, South 11 degrees 30 minutes 00 seconds West, 158.14 feet to an iron pin set; Thence, North 76 degrees 57 minutes 54 seconds West, 103.56 feet to an iron pin set; Thence, South 74 degrees 24 minutes 13 seconds West, 588.36 feet to an iron pin set; Thence, North 15 degrees 35 minutes 47 seconds West, 243.95 feet to an iron pin set; Thence, North 70 degrees 25 minutes 51 seconds West, 223.32 feet to an iron pin set; Thence, North 19 degrees 34 minutes 09 seconds East. 237.65 feet to an iron pin set; Thence, North 74 degrees 24 minutes 13 seconds East. 313.26 feet to an iron pin set; Thence, North 03 degrees 35 minutes 41 seconds East, 553.80 feet to an iron pin set; Thence, with Lot 15, North 79 degrees 35 minutes 56 seconds East, 543.10 feet to an iron pin set; Thence, with Lot 14, South 11 degrees 01 minutes 22 seconds East, 172.91 feet to an iron pin set; Thence, with Lot 13, South 19 degrees 33 minutes 54 seconds West, 429.93 feet to an iron pin set; Thence, with Lot 12, South 74 degrees 24 minutes 13 seconds West, 416.00 feet to an iron pin set; Thence, with Lot 11, South 74 degrees 24 minutes 13 seconds West, 332.86 feet to an iron pin set; Thence, South 19 degrees 34 minutes 09 seconds West, 161.72 feet to an iron pin set; Thence, South 70 degrees 25 minutes 51 seconds East, 199.26 feet to an iron pin set; Thence, South 15 degrees 35 minutes 47 seconds East, 219.88 feet to an iron pin set; Thence, North 74 degrees 24 minutes 13 seconds East, 551.12 feet to an iron pin set; Thence, South 76 degrees 57 minutes 54 seconds East, 64.96 feet to an iron pin set; Thence, North 11 degrees 30 minutes 00 seconds East, 153.98 feet to an iron pin set; Thence, South 81 degrees 48 minutes 13 seconds East, 1002.10 feet to an iron pin set in the Westerly margin of River Road; Thence, with said margin and a curve concave to the West having a central angle of 04 degrees 09 minutes 18 seconds, a radius of 691.20 feet and a chord of South 04 degrees 18 minutes 51 seconds West, 50.12 feet for an arc length of 50.13 feet to the point of beginning containing 440,482 square feet or 10.11 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

Being the same property conveyed to Michael L. Holton and wife, Catherine Holton by Warranty deed from William E. Kantz, Jr. of record in Instrument No. 20030806-0111867 Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 06, 2003.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- 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: **7448 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 14th DAY OF AUGUST, 2020.

Michael L. 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 L. 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 14th of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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 14th of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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