WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

G-BHHS-20-3216

My Comm. Exp. ~~6/15/21~~

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)
Melissa N. Bonnewell and Brandon Michael Hill	**Highlands Residential Mortgage**	
(NAME) **3216 Harbor Landing**	(NAME) **12001 N Central Expwy Suite 750**	**150-03-0-200.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Dallas TX 75243**	
(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, **KIRK FUTRELL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA N. BONNEWELL AND BRANDON MICHAEL HILL, WIFE AND HUSBAND,** 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. 15 on the Plan of Harbor Landing, Section 2 of record in Plat Book 6250, Page 352, in the 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 Kirk Futrell by Warranty deed from Les Lazarus a 50% undivided interest and EnTrust Tennessee FBO, Daniel Allen Heighelbech, IRA a 50% undivided interest of record in Instrument No. 20090616-0055946 Register's Office for Davidson County, Tennessee, dated June 12, 2009 and recorded on June 16, 2009.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 352, corrected in Book 6803, Page 579, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6319, Page 65, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8127, Page 741 and Book 8127, Page 701, 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: **3216 Harbor Landing, Antioch, Tennessee 37013**.

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.

Karen Johnson Davidson County
Batch# 473891 **DEEDWARR**
09/11/2020 11:33:55 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20200911-0103880

Witness my/our hand(s) this the 10 DAY OF SEPTEMBER, 2020.

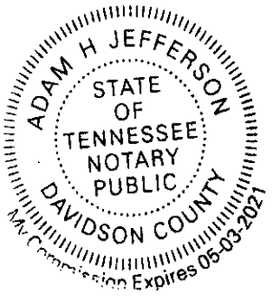
Kirk Futrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRK FUTRELL, 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 10th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075