Karen Johnson Davidson County
Batch# 491514 DEEDWARR
10/07/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,335.62
20201007-0116414

WARRANTY DEED

TAMMY MCCANN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Griffin Bonham and Hillary Bonham	Silverton Mtg.	062 13 0 005.00
(NAME)	(NAME)	
1410 East Riverwood Drive	1201 Peachtree St NE #2050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Atlanta GA 30361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Randy L. Neff, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Griffin Bonham and Hillary Bonham, husband and wife,** 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:

LAND in Davidson County, Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made May 15, 1937, by Z.J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet East of the easterly margin of an unnamed Street; thence South 6 degrees 30' East 175 feet to a stake; thence easterly 114.5 feet to a stake; thence, northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood drive; thence, with the margin of the same westerly 95 feet to the BEGINNING.

BEING the same property conveyed to Randy L. Neff, a single man by deed from David J. Diaz-Barriga, and wife, Caroline Diaz-Barriga of record in Instrument No. 20170302-0020690, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1410 East Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hands this 6th day of October, 2020.

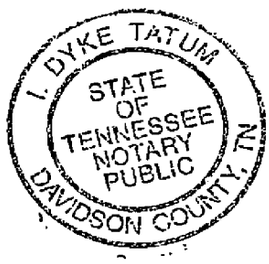
Randy L. Neff

State of Tennessee
County of Davidson

On this 6th day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Randy L. Neff, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 6th day of October, 2020.

Notary Public J. Dyke Tatum
My Commission Expires: 5/3/2021



File No.: 20-Bonham

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

