STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:
File No. 20-10325

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 493665 **DEEDWARR**
10/12/2020 08:25:05 AM 2 pgs
Fees: $13.00 Taxes: $2,007.25

20201012-0117942

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Perry Garrett and Matthew Reilly (NAME) | new owners (NAME) | 082-04-0-386.00 |
| 913 Petway Avenue (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Hillary Bonham and Griffin Bonham, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perry Elizabeth Garrett, an unmarried woman, and Matthew Caleb Reilly, an unmarried man, as Tenants**** 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:

****in Common with the Right of Survivorship**

LAND in Davidson County, Tennessee, being the west 17 ½ feet of Lot No. 3 and the east 32 ½ feet of Lot No. 4, on the Map of James Burns' Subdivision, as shown on plat of record in Book 421, Page 40, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said lots adjoin and front together 50 feet on the northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Hillary Bonham and Griffin Bonham, wife and husband, by Warranty Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated 3/11/2016 and recorded 3/15/2016 in Instrument No. 20160315-0024373, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Right of Way of Petway Avenue and an alley.

2. All existing easements and all other matters as shown on plat of record in Book 421, Page 40, in the Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-20-0913

This is improved property, known as 913 Petway Avenue, Nashville, TN 37206.

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. Whenever 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 5th day of October, 2020.

Hillary Bonham

Griffin Bonham

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of October, 2020, before me personally appeared Hillary Bonham and Griffin Bonham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office this 5th day of October, 2020.

TODD HOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 2021

Notary Signature
My commission expires:

*PREPARED BY ~~AND RETURN TO:~~*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**