Name and Address of New Owner:
Robert Phaneuf
212 Bonnabrook Drive ~~Nashville, TN 37067~~ Hermitage, TN 37076

Send Tax Bills To:
Robert Phaneuf
212 Bonnabrook Drive ~~Nashville, TN 37067~~ Hermitage, TN 37076

Map & Parcel No: 075-13-0-024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is ~~$225,000.00~~ $255,000.00

Affiant

Subscribed and Sworn before me this 29th day of September, 2020.

Notary Public
My commission expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 500444 DEEDWARRSP
10/22/2020 02:36:52 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20201022-0123100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Windell Mohon, Trustee of Bonnabrook Hermitage Carter Land Trust dated March 6, 2014**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Phaneuf, A Married Man** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot 448, SECTION FIVE, HERMITAGE HILLS, as shown on plat of record in Plat Book 3300, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Premier Consulting Inc., Trustee of the Bonnabrook Hermitage Carter Land Trust by Warranty Deed from Thomas Haynes Carter, personal representative of the Estate of Helon Edith Carter of record in Instrument No. 20140312-0020666, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Windell Mohon, Trustee of The Bonnabrook Hermitage Carter Land Trust by Quitclaim Deed from Premier Consultng, Inc., Trustee of The Bonnabrook Hermitage Carter Land Trust on April 8, 2019, and filed for record in Instrument No. 20190411-0033226, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-20-212

prepared by SUMMIT TITLE
1800 S. Rutherford Boulevard #203
Murfreesboro, TN 37130

30th wmt

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~29th~~ day of September, 2020

Bonnabrook Hermitage Carter Land Trust
Windell Mohon as Trustee
Windell Mohon, Trustee

STATE OF Florida wmt
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, Windell Mohon, Trustee of Bonnabrook Hermitage Carter Land Trust dated March 6, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30 day of Sept., 2020.

~~Notary Signature~~

My commission expires: 3/14/22

MIKAELA GONZALEZ
Notary Public - State of Florida
Commission # GG 196598
My Comm. Expires Mar 14, 2022
Bonded through National Notary Assn.