THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35896-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,795,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 523456 DEEDWARR
12/02/2020 01:24:25 PM 3 pgs
Fees: $18.00 Taxes: $6,641.50

20201202-0140052

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2022

WARRANTY DEED

Address New Owner: Ian J, Albenesius Sally Amanda Smith 2715 Brightwood Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11704042000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas L. Bonino and wife, Lauren Bonino, who joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Nicholas L. Bonino**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian J. Albenesius and Sally Amanda Smith, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2715 Brightwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2020.

Nicholas L. Bonino by [signature] atty in fact
Nicholas L. Bonino
BY: George E. Mudter, Jr., Attorney-In-Fact

Lauren Bonino by [signature] atty in fact
Lauren Bonino
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Nicholas L. Bonino and Lauren Bonino and is authorized by the said Nicholas L. Bonino and Lauren Bonino to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of November, 2020.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 116 on the Final Plat Lots 116 & 118, Map of Belmont Terrace as of record in Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nicholas L. Bonino, a married person by deed dated August 18, 2017 from New Beginnings Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170824-0087201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years. Map and Parcel No. 11704042000.
2. All matters appearing on the Plan of record as Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 421, page 101, corrected in Book 716, page 2, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20170316-0025900, Register's Office for Davidson County, Tennessee.