Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129

2-10116-RO

Karen Johnson Davidson County
Batch# 578490 DEEDWARR
02/25/2021 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20210225-0023665

DWIGHT D. BONIFACIUS, et ux

WARRANTY DEED

GINA PAVALOCK

THIS WARRANTY DEED OF REALTY, executed as of the 12th day of February, 2021, by Grantors, **DWIGHT D. BONIFACIUS and KAREN L. BONIFACIUS, husband and wife,** to Grantee, **GINA PAVALOCK, an unmarried person,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever in fee simple, a certain parcel of real estate situated in Davidson County, Tennessee, and being bounded and described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 47, Villas at Ransom Park (a Horizontal Property Regime), according to plat appearing of record in Master Deed in Instrument No. 20051025-0128829 and amended in Instrument Number 20061002-0121910, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Dwight D. Bonifacius and Karen L. Bonifacius, Husband and Wife, from Stones River Homes, Inc., a Tennessee Corporation, by Warranty Deed dated June 27, 2008, recorded on July 1, 2008 at 2:18 PM, and appearing of record in Instrument No. 20080701-0067876, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in (a) Covenants, Conditions and Restrictions appearing of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No. 20080502-0044959 and Instrument No. 20121231-0120606; (b) to all matters as shown on plan of record on Master Deed appearing of record in Instrument No. 20051025-0128829; to the

Bylaws of the Villas at Ransom Park Homeowners Association appearing of record in Instrument No. 20051025-0128829 and amended in Instrument No. 20080314-0026053 (c) to the Charter for the Villas at Ransom Park Homeowners Association appearing of record in Instrument No. 20051025-0128823; (d) to an Agreement for Dedication of Easement to Davidson County of record in Instrument No. 20001213-0122751; (e) and to the Stormwater Detention Agreements of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475, Instrument No. 20010724-0078014, and Instrument No. 20010424-0040292 in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DWIGHT D. BONIFACIUS Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **DWIGHT D. BONIFACIUS**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of February, 2021

My Commission Expires: 5·10·2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

KAREN L. BONIFACIUS Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KAREN L. BONIFACIUS**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of February, 2021

My Commission Expires: 5·10·2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

202102250023665

Property Owners Name
and Mailing Address:

Gina Pavalock
1024 Capital Funds Court
Nashville, TN 37217

Person or Entity Responsible for
Payment of Property Taxes:

Mortgage Investors Group
8320 E. Walker Springs Lane, 200
Knoxville, TN 37923

Property Address:
1024 Capital Funds Court
Nashville, TN, 37217

Map and Parcel No.
135-10-0D-047.00

STATE OF TENNESSEE,
Rutherford COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$175,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12 **day of February, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES:

EMILY KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-22-2023

Prepared by:
Jon T. Graves, Esq.
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

202102250023665

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

