Karen Johnson Davidson County
Batch# 581247 DEEDWARR
03/02/2021 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $3,256.00
20210302-0026191

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, TN 37201 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $880,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of February, 2021.<br><br>Notary Public<br><br>My Commission Expires: 11/27/2023 |

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Cassandra Bodytko<br>1208A Linden Avenue<br>Nashville, TN 37212 | Send Tax Bills To:<br>Guaranteed Rate<br>441 North Ravenswood Ave.<br>Chicago, IL 60640 | Map-Parcel Number:<br>105130J00200CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER BONFIELD AND STEFANY BONFIELD, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CASSANDRA BODYTKO**, an unmarried woman,

do transfer and convey unto **CASSANDRA BODYTKO**, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record at Instrument No. 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record at Instrument No. 2010100205-0009513, Register's Office for Davidson County, Tennessee. Reference is made to Exhibit "B" to the said First Amendment for the Plat identifying Unit 2 of Linden Place.
>
> Being the same property conveyed to Christopher Bonfiled and Stefany Bonfield, husband and wife, by deed dated June 29, 2015, from William Mitchell Gavigan, Jr., an unmarried man, of record in Instrument No. 20150630-0063267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5800, page 262, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for Linden Place, of record as Instrument No. 20100201-0008054, together with the By-Laws of the Linden Place Homeowner's Association, Inc., attached as Exhibit "C" and to which reference is hereby made for more particulars, and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record as Instrument No. 20100205-009513, Register's Office for Davidson County, Tennessee, together with the revised plan shown as Exhibit "B" therein.

4. Terms and Conditions of the Driveway Easement Agreement of record as Instrument No. 20070214-0018766, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: 1208A Linden Avenue, Nashville, TN 37212



202103020026191

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand effective the 23rd day of February, 2021.

Christopher Bonfield

Stefany Bonfield

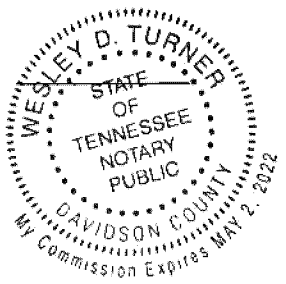
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bonfield and Stefany Bonfield, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22nd day of February, 2021.

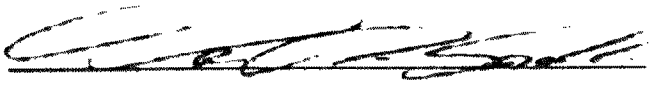
Notary Public

My Commission Expires:



# True Copy Certification

I, Devan P. Spinelli, 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.

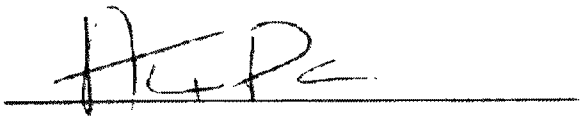


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

