WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00.

Affiant

Subscribed and sworn to me on 02/12/21.

NOTARY PUBLIC
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samantha Lynn Bonner Thompson James Bonner 607 Oakley Dr Nashville, TN 37220	New Owner	160-03-0-045.00

Karen Johnson Davidson County
Batch# 581563 **DEEDWARR**
03/02/2021 12:55:26 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210302-0026609

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kyle S. Langley and Anne B. Langley, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Samantha Lynn Bonner and Thompson James Bonner,* hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*WIFE AND HUSBAND

> Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Haileywood Estates Section 4, of record in Plat Book 2330, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kyle S. Langley and Anne B. Langley, husband and wife, by deed from Gershon Klotowg, a married man, of record in Instrument No. 20140404-0028408, dated April 4, 2014, said Register's Office.
>
> This is improved property known as 607 Oakley Dr, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand and official seal on 02/12/21

Kyle S. Langley

Anne B. Langley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/12/21, before me personally appeared Kyle S. Langley and Anne B. Langley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/12/21

NOTARY PUBLIC

My Commission Expires: 11-6-2024

