RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 712179 **DEEDWARR**
09/09/2021 10:56:35 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210909-0120706

BOX 10-A

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02561

Address of New Owner:	Send Tax Bills to:	Tax Information:
FriPalm Land Co LLC 2000 Brittany Court Nashville TN 37206	NEW OWNER	083 12 0 077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Bond, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FriPalm Land Company, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Eastland Acres, Section III, as of record in Book 2331, Page 41, Register's Office for said County, and as amended by instrument of record in Book 2707, Page 231, said Register's Office.

Said Lot No. 164 fronts 60.8 feet on the Northerly side of Brittany Court and runs back 175.2 feet on the Southwesterly line and 347 feet on the Southeasterly line to a dead line in the rear measuring 377.3 feet thereon.

Being the same property conveyed to Henry H. Bond et ux, Margaret-Rose Tanksley-Bond, by Quitclaim Deed from Laverne Hudson Bond, a widow, of record in Instrument No. 20000728-0074476, in the Register's Office of Davidson County, Tennessee, dated July 27, 2000 and recorded on July 28, 2000. The said Laverne Hudson Bond deceased on October 14, 2005. The said Henry H. Bond, now deceased.

Being the same property conveyed to Hershel E. Bond and wife, Laverne Hudson Bond, by Warranty Deed from James S. Jones and Charles R. Land, of record in Book 2736, Page 271, in the Register's Office of Davidson County, Tennessee, dated January 28, 1958 and recorded on January 29, 1958. The said Hershel E. Bond deceased on May 1, 1979.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2600 Brittany Court, Nashville, TN 37206

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 this 7th day of September, 2021

Margaret Rose Yardley Bond

Margaret Bond

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 07th day of September, 2021, before me personally appeared Margaret Bond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 02/21/2022