THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30811	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **617,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2021. Haley R. Blanton Notary Public MY COMMISSION EXPIRES: 8/19/2025 (AFFIX SEAL)

HALEY R. BLANTON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Kate Bonham and John McKinley Gibbons	New owner	
908 West Eastland Avenue		08208012400
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin H. Southard and wife, Megan Porter Southard,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Kate Bonham and John McKinley Gibbons, joint tenants with rights of survivorship,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 the westerly 60 feet of the easterly 110 feet of the northerly 169 feet, more or less of Lot No. 15 in James R. Loves Subdivision of the Massengale Tract of record in Plat Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 60 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street and extends back between parallel lines 169 feet, more or less, to the northerly line, the property conveyed to the Nashville Housing Authority, of record in Book 3619, page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin H. Southard and Megan Porter Southard, husband and wife by Quitclaim deed from Benjamin H. Southard, married of record in Instrument No. 20191125-0121637 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **908 West Eastland Avenue, Nashville, TN 37206.**

Karen Johnson Davidson County
Batch# 720825 DEEDWARR
09/21/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20210921-0126653

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 15th day of September, 2021.

Benjamin H. Southard

Megan Porter Southard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin H. Southard and Megan Porter Southard,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2021.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Emily Crowder, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 14, 2021.

Custodian's Signature

9/17/21
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON