**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0603

Karen Johnson Davidson County
Batch# 737766 DEEDWARR
10/15/2021 12:33:57 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20211015-0138979

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2021

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Veronica Arbon<br>3775 W 860<br>N Lehi, UT 84043 | NEW OWNER | 060-12-0-225.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Ellen Callaway Bonner and husband, Christopher Wallace Bonner**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Veronica Arbon, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 3B on the Plan of Zone Lot Division, Lot Nos. 3, 8, 9, 10, 11, 25, Section 3, Conviser Subdivision, of record in Plat Book 6200, Page 672, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ellen Callaway Bonner and husband, Christopher Wallace Bonner, by Warranty Deed from Thomas Elwood Duvall and Leona Gail Loftus, devisees under the Last Will and Testament of Billy J. Duvall, deceased, dated 1/12/2012 and recorded 1/23/2012 in Instrument No. 20120123-0005980, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3011 Conviser Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of October, 2021.

Ellen Callaway Bonner

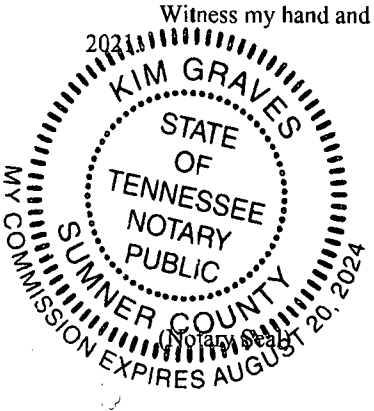
Christopher Wallace Bonner

Read and Accepted
Asset Exchange 1031, LLC

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen Callaway Bonner and Christopher Wallace Bonner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of October, 2021.




(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8·20·24