Karen Johnson Davidson County
Batch# 873403 DEEDWARR
06/17/2022 09:23:31 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20220617-0069440

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Charles A. Fontanez
7028 Bonnamere Drive
Hermitage, TN. 37076

MORTGAGEE
Bank of England
1880A General George Patton Drive
Suite 100
Franklin, TN. 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

074-08-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Bruce R. Gill and wife, Susan F. Gill, Trustee's UAD July 29, 1997 of the Gill Joint Revocable Living Trust Agreement and any successors in trust, and amendments thereto,,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles A. Fontanez, single man,** hereinafter called the Grantee, his 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. 820 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s)62 and 63, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce R. Gill and wife, Susan F. Gill, Trustee's UAD July 29, 1997 of the Gill Joint Revocable Living Trust Agreement and any successors in trust, and amendments thereto by Warranty deed from Bertha S. Ward, only heir at law of Michael Shane Ward, now deceased of record in Instrument No. 20050705-0076526 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 05, 2005.

This is the same description as in previous deed of record.

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 prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **7028 Bonnamere Drive Hermitage, TN 37076.**

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 16th day of June, 2022.

Bruce R. Gill, Trustee

Bruce R. Gill, Trustee

Susan F. Gill, Trustee

Susan F. Gill, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce R. Gill and wife, Susan F. Gill, Trustee's UAD July 29, 1997 of the Gill Joint Revocable Living Trust Agreement and any successors in trust, and amendments thereto, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $317,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY