THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4937-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 891849 DEEDWARR
07/21/2022 10:49:41 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20220721-0083518

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman E. Ward, III, Trustee and Jan M. Ward, Trustee	owners	
708 General George Patton Road		142-09-0F-708.00-CO
Nashville, TN 37221		
(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, I, **Gina Bonn, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norman E. Ward, III, Trustee and Jan M. Ward, Trustee, the Trustees of thw Ward Family Trust under Agreement dated December 29, 2011**

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS< HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 708, in River Plantation, Section VIII, Phase II, a condominium, a horizontal property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq, Register's office of Davidson County, Tennessee, to which reference is hereby made the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed any By-Laws appended thereto, recorded in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Gary Bonn and wife, Gina Bonn by Warranty deed from Whitetta Adams and Michael L. Adams, wife and husband of record in Instrument No. 20150518-0045415 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015. The said Gary Bonn has since died.

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 **708 General George Patton Road, Nashville, TN 37221**

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. 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, successors, 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 20 day of July,2022.

Gina Bonn

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 **Gina Bonn,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of July, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE