G#36665-2 BOX #14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003077 DEEDWARR
05/15/2023 09:41:33 AM 2 pgs
Fees: $13.00 Taxes: $2,079.40

20230515-0035883

W-RE-23-255

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,000.00.

Haley P Floyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023.

M Boyd
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Timothy Floyd, Jr. and Haley P. Floyd** | **CapStar Bank** | |
| (NAME) | (NAME) | |
| **255 New Sawyer Brown Road** | **2002 Richard Jones Road, Ste 300A** | **128-10-0-076.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNER ENTERPRISES, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES TIMOTHY FLOYD, JR. AND HALEY P. FLOYD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being: Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul James Bonner, a single man by Warranty Deed from Connie B. Dozier, unmarried of record in Instrument No. 20220505-0052034 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 05, 2022.

Being the same property conveyed to Bonner Enterprises, Inc, a Tennessee Corporation, Paul James Bonner President by Quitclaim Deed from Paul James Bonner, unmarried of record in Instrument No. 20220729-0086652 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022.

Being the same property conveyed to Bonner Enterprises, Inc, a Tennessee Corporation by Quitclaim Deed from Paul James Bonner, unmarried and Bonner Enterprises, Inc, a Tennessee Corporation of record in Instrument No. 20230515-0035882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4467, Page 85, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **255 New Sawyer Brown Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF MAY, 2023.

Bonner Enterprises, Inc

BY:_____
Paul J. Bonner
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAUL J. BONNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of BONNER ENTERPRISES, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 12th of May, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212