BOX 15

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/03 15:19 2pgs
Fees:13.00 Taxes:440.30
20031126-0172108

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/23/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Bohyer | Coldwell Banker Mortgage | Map |
| (NAME) 5157 Roxborough Dr. | (NAME) 3000 Leadenhall Road | 98-01 |
| (ADDRESS) Hermitage, TN | (ADDRESS) Mount Laurel, NJ 08054 | Parcel 76.00 |
| (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, Kevin L. McKenzie and Wife, Magdalene M. McKenzie , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Mark Bohyer and Erika Bohyer~~ XXXXXXXXXXXXXXXXX, Krika A. Bohyer and * 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: * Mark J. Bohyer

Being Lot No. 78 on the Resubdivision of Lots 74 through 85 of the Roxborough Subdivision , as of record in Plat Book 5200, Page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin L. McKenzie and Wife, Magdalene M. McKenzie by deed from Theodore Scott Richardson and wife Eugenia R. Richardson of record in Deed Book 9009, page 560, Register's Office for said County.

Easement as shown of record in Deed Book 6029, Page 108, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5302, page 669, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5157 Roxborough Dr., Hermitage, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th day of November, 2003.

Kevin L. McKenzie

Magdalene M. McKenzie

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kevin L. McKenzie and Wife, Magdalene M. McKenzie the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of November, 2003

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**File Number23110212**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122