WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/05 10:47 2 pgs
Fees:13.00 Taxes:275.65

20050525-0058962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. 12/09/07

(AFFIX SEAL)

LAURA LEE AY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth T. Degenhardt	SunTrust Mortgage, Inc.	147-7B-6
(NAME)	(NAME)	
4958 Edmondson Pike, Unit A-6	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37219	
(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, Whitney M. Bohannon, unmarried, and Raymond V. Bohannon and wife, Sharlene Bohannon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth T. Degenhardt and wife, Jessica R. Degenhardt, 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 Unit No. A-6, Parcel 6, Woodlea Place Townhouses, as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Whitney M. Bohannon and Raymond V. Bohannon, by deed of record in Instrument No. 20020611-0070909, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Whitney M. Bohannon, by Raymond V. Bohannon as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

*20050525-0058961

Sharlene Bohannon joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike, Unit A-6, Nashville, TN 37211

(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 our hands this 17th day of May, 2005.

Whitney M. Bohannon by Raymond V. Bohannon, her attorney in fact

Sharlene Bohannon

Raymond V. Bohannon

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 Raymond V. Bohannon and Sharlene Bohannon 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 purpose therein contained.

On this the 17th day of May, 2005, before me personally appeared Raymond V. Bohannon, the person who executed the foregoing instrument on behalf of Whitney M. Bohannon and who acknowledged that he executed the same as the free act and deed of the said Whitney M. Bohannon, through Power of Attorney granted him by the said Whitney M. Bohannon.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2005.

Commission expires: 5/30/07

KRYSTAL HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

MAY. 17. 2005 1:08PM ADVANTAGE TITLE 615-777-2015 NO. 9494 P. 3/3