Davidson County DEEDWARR
Recvd: 06/26/07 15:45 2 pgs
Fees:13.00 Taxes:888.00

20070626-0076420

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Tim Bohan
Affiant

Subscribed and sworn to before me, this 8th day of June, 2007.

Amanda Vaughn
Notary Public
My commission expires: 1/24/09

02-0705-45451

Address of New Owner:	Send Tax Bills to:	Tax Information
Tim Bohan 7093 Sunnywood Drive Nashville TN 37211	New Owner	173-09-0-A-286

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Caroline Hailey Knoch, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tim Bohan and wife, Virginia Bohan, hereinafter called the Grantees, their successors 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. 278, on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caroline Hailey Knoch by deed from Regent Homes LLC, a Tennessee Limited Liability Company, dated February 28, 2005, recorded March 9, 2005, of record in Instrument No. 20050309-0026233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7093 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of June, 2007.

Caroline Hailey Knoch

Caroline Hailey Knoch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Caroline Hailey Knoch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of June, 2007.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10