WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090025205 DEEDWARR
Recvd: 04/16/09 13:03 2 pgs
Fees:13.00 Taxes:259.00
20090416-0034603

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2009

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shane Andrew Bohnert	NEW OWNER	Parcel ID:
1678 Eagle Trace Dr.		08700001700
Mt. Juliet, TN 37122		

FOR AND IN 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

Grace Kim

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shane Andrew Bohnert, unmarried
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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron pin in the westerly boundary of New Hope Road at the S.E. corner of the lands of Jesse O. Graves and wife, Lennie Graves; thence northerly with the east boundary of said Graves tract a distance of 70 feet to an iron pin in the westerly boundary of New Hope Road; thence westerly a distance of 245 feet to an iron pin; thence southerly a distance of 70 feet to an iron pin located in the southerly boundary of the Graves tract of land; thence easterly a distance of 245 feet to the point of beginning.

Being the same property conveyed to Grace Kim by Deed from Gonzala Guerrero of record in Instrument 20070716-0084596, said Register's Office. See also deed of record in Instrument 20050503-0049363, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6222 N. New Hope Rd., Hermitage, TN 37076

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 hand this 13th day of April, 2009.

Grace Kim

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 Grace Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2009.

My Commission Expires: 11-22-10

Notary Public

