Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

(V)

WARRANTY DEED

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

R-VRES-12-4607

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Coreen Hewcomb
Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia K. Bohannon	SWBC Mortgage Corp. (NAME)	
4607 Camellia Place (ADDRESS)	9311 San Pedro, Ste. 100 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	061-08-0-105.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHELLE GREENFIELD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA K. BOHANNON AND STEVEN BOHANNON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT 1 ON THE MAP OF A.J. MCGAUGHEY'S SECOND HAYESBORO ADDITION OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR SAID COINTY, BEING LOT 6, ON AN UNRECORDED MAP SHOWING THE GEORGE C. NOLEN 10 ACRE TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CAMELLIA PLACE, THE CORNER OF LOTS NOS. 5 AND 6, SAID POINT BEING 475.5 FEET SOUTH OF THE SOUTH MARGIN OF LOG CABIN ROAD; THENCE WITH THE LINE BETWEEN LOTS 5 AND 6 WESTERLY 220 FEET TO A POINT IN A FENCE LINE THENCE ALONG SAID FENCE SOUTHERLY 100 FEET TO THE CORNER OF LOTS 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 220 FEET TO THE WESTERLY MARGIN OF CAMELLIA PLACE; THENCE WITH THE MARGIN OF SAME, NORTHERLY 150 FT. TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE GREENFIELD AND PATRICIA CARSON, BOTH UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM ANNA G. EVERTON, CONSERVATOR FOR JOHN E. SANDERS AND WIFE, GOLDIE M. SANDERS, OF RECORD AT INSTRUMENT NO. 20050826-0102173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2005.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE GREENFIELD BY DEED FROM PATRICIA CARSON, UNMARRIED OF RECORD AT INSTRUMENT NO. 20070615-0072024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 43; BOOK 5987, PAGE 124; BOOK 5995, PAGE 655; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4607 Camellia Place, Nashville, Tennessee 37216
(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 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.

BILL GARRETT, Davidson County
Trans:T20120047898 DEEDWARR
Recvd: 06/29/12 08:25 2 pgs
Fees:13.00 Taxes:1184.00
20120629-0057038

Witness my/our hand(s) this 26th day of June, 2012.

Michelle Greenfield by Dana Delworth as Attorney in Fact

Michelle Greenfield by Dana Delworth as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of June, 2012, before me personally appeared Dana Delworth to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michelle Greenfield and who acknowledged he/she/they executed the same as the free act and deed of the said Michelle Greenfield.

Witness my hand and official seal, this the 26th day of June, 2012.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903