BILL GARRETT, Davidson County
Trans: T20130076587 DEEDWARR
Recvd: 09/04/13 15:47 2 pgs
Fees: 13.00 Taxes: 832.13

20130904-0093370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2015

G-VRE-13-1008

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley L. Bohn (NAME)	Nationwide Bank (NAME)	
1008 Jackson Street (ADDRESS)	1 Nationwide Plaza	**081160C00700CO**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	1-14-401 (ADDRESS) Columbus OH 43215 (CITY) (STATE) (ZIP)	

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, we **STEPHEN A. LUND AND WIFE, EMILY LUND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADLEY L. BOHN, A SINGLE PERSON** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 107, PARK PLACE COURT SUBDIVISION, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARK PLACE COURT SUBDIVISION RECORDED IN INSTRUMENT NO. 20070420-0047604 SHOWN ON EXHIBIT B (FORMERLY UNIT 5), EXHIBIT B HAVING BEEN REPLACED BY AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20070427-0050429, AND BEING A PART OF LOT 1 AS SHOWN ON THE PLAT OF PARK PLACE COURT OF RECORD IN INSTRUMENT NO. 20060419-0044909, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN A. LUND AND WIFE, EMILY LUND BY WARRANTY DEED FROM GREGORY EUGENE POLLARD, RECORDED ON THE 4TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070504-0053992, AS CORRECTED AT INSTRUMENT NO. 20090402-0029552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF PARK PLACE COURT OF RECORD IN INSTRUMENT NO. 20060419-0044909 AND HASLAM'S PLAN OF RECORD IN BOOK 21, PAGE 17; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20070420-0047604 AS AMENDED IN INSTRUMENT NO. 20070427-0050429; CHARTER OF RECORD IN INSTRUMENT NO. 20070430-0051125; EASEMENTS OF RECORD IN BOOK 1755, PAGE 325; STORMWATER DETENTION AGREEMENT OF RECOD IN INSTRUMENT NO. 20060308-0027165; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20070508-0055160 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1008 Jackson Street Nashville, Tennessee 37208**
(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.

Witness my/our hand(s) this 3rd day of September, 2013.

Stephen A. Lund

Emily Lund

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Lund and Emily Lund, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212