WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084858 DEEDWARR
Recvd: 10/01/13 15:51 2 pgs
Fees:13.00 Taxes:192.40
20131001-0103107

R-CP-13-504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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: (NAME)	MAP-PARCEL NUMBERS
Clay Kottler	Clay Kottler	
504 Southern Turf Drive	511 Southern Turf Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	10516001200
(CITY) (STATE) (ZIP)	(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, I/we JOHNNIE CHRISTINE BOHANAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAY KOTTLER, UNMARRIED, 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 LOT NO. 31 ON THE PLAN OF SECTION TWO RUSSWURM HEIGHTS OF RECORD IN PLAT BOOK 2083, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 31.FRONTS 110 FT. ON THE NORTHERLY SIDE OF SOUTHERN TURF DRIVE AND RUNS BACK 159.5 FT. ON THE WESTERLY LINE AND 108.9 FT. ON THE EASTERLY LINE TO A DEAD LINE MEASURING 83.9 FT. THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. BOHANAN AND WIFE, JOHNNIE CHRISTINE BOHANAN BY DEED FROM JOHN U. WILSON AND WIFE, LOUISE WILSON OF RECORD IN BOOK 2296, PAGE 589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 1954 AND RECORDED ON SEPTEMBER 07, 1954.

THE SAID JAMES L. BOHANAN HAVING SINCE DIED ON July 31, 1971, LEAVING THE SAID JOHNNIE CHRISTIE BOHANAN AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2083, PAGE 101; BOOK 4246, PAGE 58; , 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 504 Southern Turf Drive, Nashville, Tennessee 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 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 25th day of September, 2013.

Johnnie C Bohanan
by Jesse E. Bohanan as Attorney in Fact

Johnnie Christine Bohanan by Jesse E. Bohanan as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JESSE E. BOHANAN 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 JOHNNIE CHRISTINE BOHANAN and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNNIE CHRISTINE BOHANAN.

Witness my hand and official seal, this the 25th day of September, 2013.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Johnnie Christine Bohanan and Johnnie C. Bohanan is one and the same person.