BILL GARRETT, Davidson County
Trans:T20140003884 DEEDWARR
Recvd: 01/17/14 10:44 2 pgs
Fees:13.00 Taxes:808.45
20140117-0004808

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,500.00.

Affiant

Subscribed and sworn to me on January 15, 2014.

NOTARY PUBLIC

Commission Expires: 3/21/17

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
Jeremy H. Cherry
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27183SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ellen Bohle Kyle Bohle 1032 Granada Avenue Nashville, TN 37206	New Owner	083-1-216

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Saunders and wife, Abby Lynn Saunders**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ellen Bohle and Kyle Bohle, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of J.G. Grissim's Grand Avenue Addition, as shown of record in Plat Book 974, Page 35, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Saunders, unmarried by Warranty Deed from James M. Bowes, married, dated March 13, 2008, filed for record on March 20, 2008 of record in Instrument No. 20080320-0028109, in the Register's Office for Davidson County, Tennessee.
**Abby Lynn Saunders joins in this conveyance for the purpose of conveying and waiving any marital rights she may have in and to said property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.
3. Subject to Neighborhood Conservation Zoning as made applicable by Ordinance No. BL2008-191 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1032 Granada Avenue, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on January 15, 2014.

Justin Saunders

Abby Lynn Saunders

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 15, 2014, before me personally appeared Justin Saunders and Abby Lynn Saunders to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 15, 2014.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE