BILL GARRETT, Davidson County
Trans:T20160005440 DEEDWARR
Recvd: 01/20/16 15:37 2 pgs
Fees:13.00 Taxes:1304.25
20160120-0006007

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $352,500.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2016. Notary Public My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ashley E. Bosshart Nicholas M. Buda	New Owner	
P.O. Box 60684		083-10-0-173-00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT DRIMMER, A MARRIED MAN* AND KYNDON OAKES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY E. BOSSHART, AN UNMARRIED WOMAN AND NICHOLAS M. BUDA, AN UNMARRIED MAN, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP AND PETER ZAVADIL A MARRIED MAN AND JENNIFER ROTHLEIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south 50 feet of Lots No. 11, 12 and 13 on the Plan of W. R. Cornelius, Jr. Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 11, 12 and 13 front 50 feet on the easterly side of north 16th Street, formerly Hickman Street, and runs back between parallel lines 162 feet to the westerly line of Lot No. 14 on said plan.

Being a portion of the same property conveyed to Marvin Cook by Quitclaim deed from Barbara Cook of record in Instrument No. 20050307-0024758 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 7, 2005.

Being the same property conveyed to Robert Drimmer and Kyndon Oakes by Warranty deed from Marvin Cook of record in Instrument No. 20140721-0064361 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

** Neither Grantor(s) Nor Grantor's Spouse(s) have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 201 North 16th Street, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2016.

Robert Drimmer by Kyndon Oakes
Attorney in Fact

Robert Drimmer by Kyndon Oakes, Attorney in Fact

Kyndon Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Drimmer and Kyndon Oakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2016, before me personally appeared Kyndon Oakes, 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 Robert Drimmer as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Robert Drimmer.

Witness my hand and seal this 15th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018