BILL GARRETT, Davidson County
Trans:T20160052920 DEEDWARR
Recvd: 06/22/16 08:57 2 pgs
Fees:13.00 Taxes:765.90
20160622-0063345

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Perry R. Bean
2807 Gear Street
Nashville, TN 37216-3601

SEND TAX BILL TO:
New Owner

MAP/PARCEL 072-09-0-216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **John C. Bohlinger,** has this day bargained and sold, and does hereby transfer and convey unto **Perry R. Bean,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bush Spain's Subdivision of Part of Zack Stull Lands of record in Plat Book 161, Page 129, 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. 21 fronts 55 feet on the Westerly side of Gear Street and runs back 171 feet on the Northerly line and 173.5 feet, more or less, on the Southerly line to the Easterly right-of-way line of the L & N railroad, measuring 55 feet thereon.

Being the same property conveyed to John C. Bohlinger by Special Warranty deed from JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, as Trustee for IMC Home Equity Loan Trust 1998-3 of record in Instrument No. 20070402-0039345 Register's Office for Davidson County, Tennessee, dated March 06, 2007 and recorded on April 02, 2007.

This is improved property known as: **2807 Gear Street, Nashville, Tennessee 37216-3601**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 161, page 129 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of June, 2016.

John C. Bohlinger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John C. Bohlinger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $207,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017