WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062676 DEEDWARR
Recvd: 07/21/16 09:27 2 pgs
Fees:13.00 Taxes:1100.75
20160721-0075025

O-VRES-16-2344-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/2019

STATE OF TENNESSEE NOTARY PUBLIC REGINALE HARRIS DAVIDSON COUNTY MY COMMISSION EXPIRES 3/10/2019 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven E. Hohulin and Mary E. Hohulin	Steven Hohulin	
(NAME) **2344 Haskell Drive**	(NAME) 2344 Haskell Dr.	**174-11-0A-221.00-CO**
(ADDRESS) **Antioch, TN 37013-3953**	(ADDRESS) Antioch, TN 37013-3953	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW BISSELL AND CHRISTI BISSELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN E. HOHULIN AND MARY E. HOHULIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 320 on the Plan of Final Plat of Cane Ridge Farms-Phase Four of record in Plat at Instrument No. 20030721-0101773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Bissell and Christi Bissell, husband and wife by Special Warranty deed from Goldman Sachs Mortgage Company of record in Instrument No. 20110511-0036142 Register's Office for Davidson County, Tennessee, dated March 25, 2011 and recorded on May 11, 2011.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20030721-0101773, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws of Cane Ridge Farms Homeowners Association, Inc., appended thereto, of record in Instrument No. 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558 and Instrument No. 20160601-0055259 Register's Office for Davidson County, Tennessee;
- Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee;
- Deed of Common Areas to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee;
- Easement(s) to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee;
- Utilities Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Transmission Line Easement(s) of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2344 Haskell Drive , Antioch, Tennessee 37013-3953**.

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 the 19 DAY OF JULY, 2016.

Andrew Bissell by John Gleaves, Attorney In Fact

Christi Bissell by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 ANDREW BISSELL AND CHRISTI BISSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW BISSELL AND CHRISTI BISSELL.

Witness my hand and official seal, this the 19th of July, 2016.

Notary Public
My Commission Expires: 3-3-20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03.03.2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212