BILL GARRETT, Davidson County
Trans:T20160075130 DEEDWARR
Recvd: 08/29/16 11:15 2 pgs
Fees:13.00 Taxes:1546.60
20160829-0090092

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2016.

Notary Public

My commission expires: 9-10-2018

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:
Steven L Bohannon Julia K Bohannon	SWBC Mortgage Corp	
1416 Kirkland Avenue	9311 San Pedro #100	072-07-0-041.00
Nashville, TN 37216-3219	San Antonio, TX 78216	

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, **ROBIN R. DODD AND HUSBAND, SHAWN DODD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN L BOHANNON AND JULIA K BOHANNON, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Map of L.A. Warren's Resubdivision of Block "C" of the R.M. Dudley's Subdivision of record in Book 843, Page 102, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robin R. Dodd and husband, Shawn Dodd by Warranty deed from Robert K. Dillow, unmarried of record in Instrument No. 20060816-0100861 Register's Office for Davidson County, Tennessee, dated August 08, 20016 and recorded on August 16, 20016.

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 also known as 1416 Kirkland Avenue, Nashville, TN 37216-3219.

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 25th day of August, 2016.

Robin R. Dodd

Shawn Dodd

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robin R. Dodd and Shawn Dodd, 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 25th day of August, 2016.

Notary Public JULIE MARDIS

My Commission Expires: 04-08-2019

JULIE MARDIS - NOTARY PUBLIC
COMM. EXP. APR 8, 2019
STATE OF OHIO