BILL GARRETT, Davidson County
Trans:T20170034282 DEEDWARR
Recvd: 04/24/17 11:48 2 pgs
Fees:13.00 Taxes:481.00
20170424-0039903

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of April, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Herman Bohr	SAME AS NEW OWNER	08610007900
(NAME)	(NAME)	
109 Islandia Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $130,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brandy Necole Dean and Stephanie Marie Sellers,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Herman Bohr**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 53 on the plan of Chapelwood, Section Two, of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenda McCormick, unmarried by deed from Metropolitan Housing II, LTD., dated May 19, 1993, of record in Book 8956, Page 501, said Register's Office. The said Glenda McCormick died testate on July 20, 2016 in Davidson County, Tennessee. The Last Will and Testament of Glenda McCormick-Dean was admitted to the Probate Court for Davidson County, Tennessee, for Probate of Muniment of Title, Docket No. 17P497. Per the Order of Probate for Muniment of Title and the Last Will and Testament of Glenda McCormick-Dean, Brandy Necole Dean and Stephanie Marie Seller are the sole beneficiaries. The said Glenda McCormick and Glenda McCormick-Dean being one in the same.

Said property is not the marital residence of the Grantors.

This property is __unimproved _X_improved property known as: 3513 Albee Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of April, 2017.

Brandy Necole Dean

Stephanie Marie Sellers

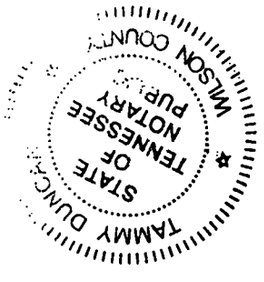
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandy Necole Dean and Stephanie Marie Sellers, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122