WARRANTY DEED

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay Bogue	New owner	117-02-0D-015.00-CO
(NAME)	(NAME)	
3039L Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alyssa Finneyfrock, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lindsay Bogue, an unmarried woman, hereinafter called the Grantees, 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 Unit No. 15 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, Page 551, 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 William R. Linzenbold and wife, Donna R. Linzenbold by Warranty deed from Patrick J. Sullivan and wife, Jaime R. Sullivan of record in Instrument No. 20070731-0090523 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on July 31, 2007, and also being the same property conveyed to Alyssa Finneyfrock by Warranty deed from William R. Linzenbold and Donna R. Linzenbold, husband and wife of record in Instrument No. 20150506-0041311 Register's Office for Davidson County, Tennessee, dated May 5, 2015 and recorded on May 6, 2015.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3039L Woodlawn Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170051174 DEEDWARR
Recvd: 06/15/17 11:05 2 pgs
Fees:13.00 Taxes:1341.25
20170615-0060144

Witness my hand this 30th day of May, 2017.

Alyssa Finneyfrock

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alyssa Finneyfrock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-19

Notary Public, Kimberly Hollingshead

