WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067861 DEEDWARR
Recvd: 08/07/17 10:43 2 pgs
Fees:13.00 Taxes:1082.25

20170807-0080401

M-VRES-17-1131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Bethany A. King	**SWBC Mortgage**	
(NAME)	(NAME)	
1131 Sharpe Avenue	**9311 San Pedro Ave., Ste. 100**	**083-01-0-325.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(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, **TIMOTHY JAMES HOHMAN AND LAURA ANNE HOHMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETHANY A. KING, UNMARRIED WOMAN,** 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. 9 and the Easterly 12 feet of Lot No. 8 on the Plan of Greenway of record in Plat Book 421, Page 110, 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. 9 and Part of Lot No. 8 front together 66 feet on the Northerly side of Sharpe Avenue and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Timothy James Hohman and Laura Anne Hohman, husband and wife by Warranty deed from Melissa Janel Starkey Kerpan, fka Melissa Janel Kerpan, married of record in Instrument No. 20120801-0067720 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on August 01, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 110, 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: **1131 Sharpe Avenue, Nashville, Tennessee 37206**.

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 3rd DAY OF AUGUST, 2017.

Timothy James Hohman

Laura Anne Hohman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY JAMES HOHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA ANNE HOHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public
My Commission Expires: _____
(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