BILL GARRETT, Davidson County
Trans:T20170068315 DEEDWARR
Recvd: 08/08/17 09:54 2 pgs
Fees:13.00 Taxes:1655.75
20170808-0080967

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $447,500.00 Affiant Subscribed and sworn to before me, this the 4th day of August, 2017. Notary Public My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRE3-17-1125

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy J. Hohman Laura A. Hohman	NEW OWNERS	
1125 Kenwood Drive		061-07-0-287.00
Nashville, TN 37216		

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, **ALAN COSBY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. HOHMAN AND LAURA A. HOHMAN, 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:

Land in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 of Block "C" on the Plan of Section No. 1 of Jackson Park, of record in Plat Book 843, Page 17, in the Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., surveyor, dated August 10, 1948, as follows:

Beginning at a point on the Northerly margin of Kenwood Drive 23.25 feet Easterly from the Southeast corner of Lot Number 1 on said survey, being also the beginning of a curve; thence around said curve in Northwesterly direction 225.33 feet to the Southwesterly corner of Lot Number 14 on said survey; thence Eastwardly with the Southerly line of said Lot Number 14, 130 feet; thence Southwardly 145 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth A. Tipton by Warranty deed from Ross Cluver and Cora Cluver, husband and wife of record in Instrument No. 20070419-0047121 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on April 19, 2007.

Being the same property conveyed to Alan Cosby, an unmarried man by Warranty deed from Elizabeth A. Tipton, unmarried of record in Instrument No. 20150714-0068696 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015.

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 known as 1125 Kenwood Drive, Nashville, TN 37216.

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 4th day of August, 2017.

Alan Cosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan Cosby, 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 4th day of August, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018