NEW OWNER:

JOHN IRVING
291 CLOVERNOOK DRIVE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0181

Map 94
Group 12
Parcel 52.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 71613 **DEEDWARR**
03/21/2018 11:52:06 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20180321-0026661

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROZELL BOHANNON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN IRVING,*** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

*unmarried

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 20 on the Plan of Clovernook Subdivision, as shown on the plat of the same of record in Plat Book 2900, Pages 51 and 52, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 20 fronts 135 feet on the Northeast side of Clovernook and extends back 254.1 feet on the Northwest line and 249.8 feet on the southeast line, to a dead line in the rear which measures 90 feet.

Being the same property conveyed to VOILE BOHANNON and wife, ROZELL BOHANNON by Warranty Deed from F. Dwight Rice and wife, Nancy Rice, dated June 3, 1977, and of record in Book 5160, Page 419, Register's Office for DAVIDSON County, Tennessee. Voile Bohannon and Rozell Bohannon remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Voile Bohannon; therefore, Rozell Bohannon is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY which has the address of **291 CLOVERNOOK DRIVE, NASHVILLE, TN 37210**.

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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 51 and 52, as amended in Book 10952, Page 956, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given March 16, 2018 at 12:00 p.m.

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

WITNESS OUR SIGNATURE hereto this 13th day of March, 2018.

Rozell Bohannon
ROZELL BOHANNON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROZELL BOHANNON**, 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 at office this 13th day of March, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00** .

Rachel Conatser
AFFIANT

Sworn to and subscribed to before me this 13th day of March, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY