Bill Garrett Davidson County
Batch# 91600 DEEDWARR
05/14/2018 02:33:02 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20180514-0046049

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59596
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matt W. Lonsway **1705 N. Pierce Street** **Little Rock, AR 72207-5107**	**Bank of America** **P.O. Box 6500700** **Dallas, TX 75265-0070**

TAX MAP PARCEL NUMBERS: 081160C00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$354,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley L. Bohn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matt W. Lonsway,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 107 on the Plan of Park Place Court Subdivision as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070420-0047604, amended in Instrument No. 20070427-0050429, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley L. Bohn, a single person by Warranty Deed from Stephen A. Lund and wife, Emily Lund, dated September 3, 2013 and recorded on September 4, 2013 of record in Instrument No. 20130904-0093370, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to teh Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070420-0047604, amended in Instrument No. 20070427-0050429, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070420-0047604, amended in Instrument No. 20070427-0050429, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Park Place Court Homeowner's Association of record in Instrument No. 20070430-0051125, said Register's Office. All Matters shown on Instrument No. 20060419-0044909, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060308-0027165, said Register's Office.

This is improved property, known as 1008 Jackson Street, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9 day of April, 2018.

Bradley L. Bohn

State of TN

County of DAVIDSON

On this 9th day of APRIL, 2018, before me the undersigned authority, personally appeared Bradley L. Bohn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 7/8/2019

JEREMY KEIMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $354,900

Affiant

Sworn and subscribed before me this 11th day of May, 2018.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.