Bill Garrett Davidson County
Batch# 112778 DEEDWARR
07/05/2018 12:32:21 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180705-0065119

Warranty Deed

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2018. Notary Public My commission expires: 5/15/2020

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kirk Allen Hohimer Sherry Lynn Hohimer	New Owner	
1144A Cahal Ave.		072141N002.00
Nashville, TN 37206		

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, **STATHAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRK ALLEN HOHIMER AND SHERRY SEPULVADO HOHIMER, 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 situated in Davidson County, Tennessee, being Unit 1144A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1144 Cahal Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170316-0025717, as amended at 20170524-0051827 and 20180608-0055312, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William Sayles, an unmarried man, and Ellen Falls, a married woman, as tenants in common with rights of survivorship by Warranty deed from Walter Jeevan Rose and Ana Zaragoza, joint tenants of record in Instrument No. 20151211-0124776 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 11, 2015.

Being a portion of the same property conveyed to Stathan, LLC by Warranty deed from William Sayle, an unmarried man and Ellen Falls, a married woman of record in Instrument No. 20170313-0024692 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017.

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.

The address of the herein described property is believed to be 1144A Cahal Ave., Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 2nd day of July, 2018.

Stathan, LLC

Nathan Weinberg, Authorized Member

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 Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Stathan, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021