Bill Garrett Davidson County
Batch# 120592 DEEDWARR
07/25/2018 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20180725-0072548

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of July, 2018.

NOTARY PUBLIC

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Hohl	Southern Bank of Tennessee	08700015900
(NAME)	(NAME)	
782 Old Lebanon Dirt Road	1499 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $215,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary Ann Burton,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher J. Hohl and Heidi M. Hohl, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A TRACT of land in the 2nd Civil District of Davidson County, Tennessee, and being.lot No. I on the Plan of B. C. Binkley Subdivision as of record in Book 6200, Page 147, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

SAID Lot No. I lies to the south of the Old Lebanon Dirt Road and immedi-ately to the east of the property conveyed to Thurman Williamson by deed of record in Book 4570, Page 407, Register's Office for Davidson County, Tennessee, and begins at a monument on the southerly margin of the right-of-way for Old Lebanon Dirt Road, the northeasterly corner of the Thurman Williamson property; thence with the southerly margin of Old Lebanon Dirt Road and curve to the left with a radius of 978.55 feet, a distance.of 125. 08 fee·t to a monument on the southerly margin of the right-of-y1ay of Old Lebanon Dirt Road; thence leaving said Old Lebanon Dirt Road, S 01° 45' W, 700.0 feet to an iron pin at the southeasterly corner of th??s property; thence S 81° 32' w, 125.0 feet to an iron pin on the easterly margin of the Thurman Williamson property; thence with said easterly margin of the Thurman Williamson property and with a fence, N 01° IS' E, 700.00 feet to the point of beginning, and containing'approximately, 87,120 square feet.

Being the same property conveyed to Mary Ann Burton by deed from E. C. Binkley, A Widower, dated December 18, 1984 and recorded in Book 6468, Page 455, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 782 Old Lebanon Dirt Road, Hermitage, TN 37076.

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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2018.

Mary Ann Burton

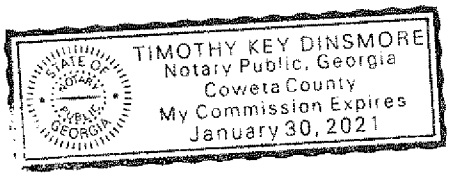
Mary Ann Burton

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~WILSON~~ COWETA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Burton, the herein bargainor, 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, this the 20th day of July, 2018.

Notary Public
My Commission Expires: 1/30/2021



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

