Bill Garrett Davidson County
Batch# 123421 DEEDWARR
08/01/2018 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $667.85
20180801-0075170

# WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Betz | USAA Federal Savings Bank | |
| (NAME) | (NAME) | 15005003700 |
| 3016 Anderson Road | 10750 McDermott Freeway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | San Antonio, TX 78288 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brandon D Bohannon Sr., a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Betz** , HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 157 on the Plan of Section I, Cherry Hills, as of record in Book 3842, Page 124, Register's Office for said County, to which plan reference is here made for a more particular description.**

**FOR INFORMATION PURPOSES ONLY: 3016 Anderson Road, Nashville, TN 37217**

Being the same property conveyed to Brandon D. Bohannon, Sr. by virtue of that certain Quit claim Deed dated May 24, 2010, and being of record at Instrument No. 20100607-0044111 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Brandon D. Bohannon by virtue of Warranty Deed dated February 16, 2001 at Instrument No. 20010228-0018411 and re-recorded at Instrument No. 20010508-0047787 in the amount of $107,000.00 in the said Register's Office.

Lisa Bohannon joins in this conveyance to transfer any and all marital interest she may have in said property as a result of being the spouse of Brandon D. Bohannon, Sr.

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3016 Anderson Rd. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July, 2018.

**Brandon D Bohannon Sr.**

**Lisa Bohannon**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brandon D Bohannon Sr. and Lisa Bohannon** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2018.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

# 1099-S FILING DESIGNATION AGREEMENT

File No.: 201806108

Re: 3016 Anderson Rd., Nashville, TN 37217

Settlement Date: July 31, 2018

Pursuant to Treasury Regulation 1.6045-4(e)(5), the undersigned, as closing agent for the Transferor (Seller), enters into this Agreement with for the purpose of assuming full responsibility for reporting the sale of the referenced real property to the Internal Revenue Service. The undersigned shall make a determination whether such reporting or exempt, and report via IRS Form 1099-S accordingly. The undersigned shall also be responsible for providing the Transferor with a copy of any Form 1099-S, or substitute version, in conjunction with said reporting. In compliance with 1.6045-4(e)(5), the following information is included as part of this Designation Agreement:

Transferor/Seller:

**Brandon D Bohannon Sr.**

**2316 Cloudgrove Pt**

**Antioch, TN 37013**

Transferee/Buyer:

**Matthew Betz**

,

Designated Reporting Person/Party:

**Providence Title LLC**

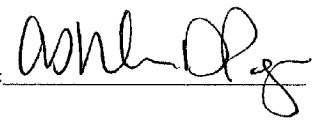
**25 Century Blvd, Ste 402**

**Nashville, TN 37214**

To avoid unnecessary disclosure of non-public person information, the Designated Reporting Person/Party shall not tender any copy of the 1099-S, or substitute version, to .

For purposes of executing this Agreement, a document signed and transmitted by facsimile or scanned and transmitted electronically shall be treated as an original document. The signature of any party thereon shall be considered as an original signature, and the document transmitted shall be considered to have the same binding legal effect as an original signature on an original document.

Designated Reporting Person/Party:

By:

Date: July 31, 2018

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

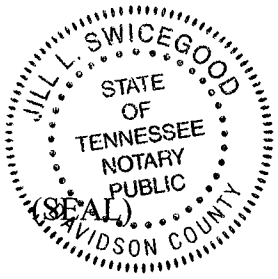
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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