WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/19/2020
(AFFIX SEAL)

M. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 131419 **DEEDWARR**
08/21/2018 10:02:46 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20180821-0082718

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristina C. Cammack Thomas Clay Swinson 2112 Christina Court Hermitage, TN 37076	Mortgage Research Center 1400 Veterans United Dr. Columbia, MO 65203	087-01-0B-0037.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Karl Bohnert and Sherrill Bohnert, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kristina C. Cammack and Thomas Clay Swinson, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karl Bohnert and Sherrill Bohnert, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070709-0081815 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2112 Christina Court, Hermitage, TN 37076

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/our hand(s) this the 20th day of August, 2018.

Karl Bohnert

Karl Bohnert

Sherrill Bohnert

Sherrill Bohnert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Karl Bohnert and Sherrill Bohnert, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of August, 2018.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

