WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 136617 DEEDWARR
09/04/2018 01:00:11 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180904-0087290

Y-VRES-18-3144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Nicoletta Bogach	**New Owner**	
(NAME)	(NAME)	
3144 Crosswood Dr		**096-11-0-016.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN M. MINK AND DAVE GLEASON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA NICOLETTA BOGACH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 533 on the Plan of Cloverhill, Section No. VIII of record in Book 2331, Pages 10 and 11, 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 Dawn M. Mink and Dave Gleason, wife and husband by Warranty Deed from Elizabeth Griggs of record in Instrument No. 20160602-0055845, Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 02, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2145, Page 262, made applicable to Section 8 by instrument of record in Book 2334, Page 307, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains to the City of Nashville of record in Book 2338, Page 577, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6232, Page 951, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3144 Crosswood Dr, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th DAY OF AUGUST, 2018.

Dawn M. Mink by Laura Mitchell, Attorney-In-Fact
Dawn M. Mink by Laura Mitchell, Attorney-In-Fact

Dave Gleason by Laura Mitchell, Attorney-In-Fact
Dave Gleason by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAWN M. MINK AND DAVE GLEASON, and who acknowledged he/she/they executed the same as the free act and deed of the said DAWN M. MINK AND DAVE GLEASON.

Witness my hand and official seal, this the 30th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212