Karen Y Johnson Davidson County
Batch# 171727 DEEDWARR
12/10/2018 08:37:18 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20181210-0119776

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Bohn and Parker Bohn 600 Summit Oaks Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0B-013.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ricky B Longie and Dany A Longie, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Bohn and Parker Bohn, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Woodbury Phase 2 Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICKY B. LONGIE and DANY A. LONGIE, HUSBAND AND WIFE, by deed from RYAN PEMBERTON and HELEN SCOVILLE PEMBERTON, HUSBAND AND WIFE, of record in Instrument No., 20170224-0018919, dated February 20, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 128-12-0B-013.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140429-0035945, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130924-0100444, Instrument No. 20140602-0047279 and Instrument No. 20140620-0054093, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130830-0091922, said Register's Office.

Terms and conditions of easements contained in Agreement of record in Book 5074, page 856 and Easement Agreement of record in Book 5074, page 945, said Register's Office.

Easements as contained in deeds of record in Book 8083, page 534, Book 8083, page 541 and Book 8083, page 547, said Register's Office.

This is improved property located at 600 Summit Oaks Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2018.

Ricky B Longie

Dany A Longie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ricky B Longie and Dany A Longie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021