RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 195689 DEEDWARR
02/15/2019 09:04:21 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190215-0014153

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2019.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sharon Savitz	NEW OWNER	**Map 128-16-0-B Parcel 078.00co**
524 Summit Oaks Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Parker Elizabeth Williams, now known as Parker Williams Bohn, and William Paul Bohn, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon Savitz , a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 78 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20060417-0043459, as amended in Instrument No. 20060516-0057170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Parker Elizabeth Williams, as to an undivided fifty-percent (50%) interest and William Paul Bohn, as to an undivided fifty-percent (50%) interest, as joint tenants with right of survivorship, by Deed dated April 25, 2016 from Chance Dunleavy and wife, Hallie Audra Dunleavy, of record in Instrument No. 20160426-0040339, Register's Office for Davidson County, Tennessee. The said Parker Elizabeth Williams and William Paul Bohn having since married, and Parker Elizabeth Williams is now known as Parker Williams Bohn.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20060417-0043459, as amended in Instrument No. 20060516-0057170, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Plat Book 9700, Page 255, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of Summit Oaks, of record in Instrument No. 20020214-0019518, Instrument No. 20040116-0006770, Instrument No. 20050316-0029169 and Instrument No. 20060418-0044430, Register's Office for Davidson County, Tennessee. (4) Charter of Summit Oaks Owners' Association, Inc. of record in Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement of record in Instrument No. 20050728-0088585, said Register's Office. (6) Agreement for Public Utilities Easement of record in Book 9740, Page 971 and Instrument No. 20010925-0103588, said Register's Office. (7) 20 foot Drainage Easement of record in Instrument No. 200200129-0011883, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **524 Summit Oaks Court, Nashville, TN 37221**

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 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 **14th** day of **February, 2019.**

Parker W. Bohn

Parker Elizabeth Williams nka Parker Williams Bohn

Paul Bohn

William Paul Bohn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Parker Elizabeth Williams nka Parker Williams Bohn and William Paul Bohn,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **February, 2019.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21