Karen Johnson Davidson County
Batch# 202149 DEEDWARR
03/06/2019 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $6,086.50
20190306-0020270

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34543-11-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,645,000.00. Affiant Subscribed and sworn to before me this ~~26th day~~ of February, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 17, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wade Bushman, Erinn Bushman 3517 Woodmont Blvd Nashville, TN 37215	New Owner 3517 Woodmont Blvd Nashville, TN 37215	Map and Parcel No.: 117 05 0 158 00

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, **Christopher Conk and wife, Karmyn Conk**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Wade Bushman and Erinn Bushman,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 3517 Woodmont Blvd, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of February, 2019.

Christopher Conk

Karmyn Conk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Conk and Karmyn Conk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2019.

Notary Public

My Commission Expires:

10-1-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, Block 7, on the Plan of Woodmont Estates, of record in Plat Book 974, page 29, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 196.1 feet on the southerly margin of Woodmont Boulevard, and extends back 305.0 feet on the westerly line and 335.0 feet on the easterly line, which is a broken line to a line on the rear on which it measures 85.0 feet.

Being the same property conveyed to Christopher Conk and wife, Karmyn Conk by deed dated August 30, 2013 from Clinton G. Brown and wife, Tammy P. Brown of record in Instrument No. 20130904-0093300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 117 05 0 158 00.
2. All matters appearing on the Plan of record as Book 974, page 29, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 939 and Book 4083, page 751, Register's Office for Davidson County, Tennessee.
4. Easement for telephone and light wires and pipelines of record in Book 1066, page 79, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

