WARRANTY DEED

Karen Johnson Davidson County
Batch# 224623 DEEDWARR
05/01/2019 03:35:13 PM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20190501-0040588

O-CBB-19-2077

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

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)
RDR Residences TN, LLC	**NEW OWNER**	
(NAME)	(NAME)	
5042 Lakeview Drive		**173-11-0A-053.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **BLAKE G. BOHANAN AND KAYLA E. BOHANAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RDR RESIDENCES TN, LLC., a TENNESSEE LIMITED LIABILITY COMPANY** 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. 24 on the Plan of Section Two, Stanford Village, RS10 Cluster Development of record in Plat at Instrument No. 20010226-0017614, 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 Blake G. Bohanan and Kayla E. Smith by Warranty deed from Amy Ruth Cooke, married of record in Instrument No. 20150709-0066928 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 09, 2015. The said Kayla E. Smith having since married and is now known as Kayle E. Bohanan.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000203-0011283 amended and restated in Instrument No. 200002280019107, as amended in Instrument No. 200003010020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of record in Instrument No. 200002170016311, in the Register's Office for Davidson County, Tennessee.
- Charter of Stanford Village Homeowner's Association, Inc. of record in Instrument No. 200002170016310, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2077 Stanford Village Dr., Antioch, Tennessee 37013**.

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 29th DAY OF APRIL, 2019.

Blake G. Bohanan

Kayla E. Bohanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE G. BOHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA E. BOHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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