

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 224736 DEEDWARR
05/02/2019 09:31:14 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190502-0040743

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Turner Venable and Alexandrea Venable Husband and Wife	New Owner (NAME)	
1433 Riverside Drive (ADDRESS)	(ADDRESS)	072-15-0-307.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth M. Bohannon and husband, Roy T. Bohannon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Turner Venable and Alexandrea Venable Husband and Wife, hereinafter called the Grantees, their heirs 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 PART OF LOT NO. 3 ON THE MAP SHOWING THE SUBDIVISION OF THE BRADFORD AND MCCLURE LANDS, BEING A RE-SUBDIVISION OF CERTAIN LOTS IN THE BROWNSVILLE PLAN AS OF RECORD IN BOOK 21, PAGE 9, REGISTER' S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH M. BOHANNON BY DEED FROM H. L. STAHL AND WIFE, DONNA KIM STAHL, OF RECORD IN BOOK 5904, PAGE 911 ,DATED MAY 7, 1982, SAID REGISTER'S OFFICE.

ROY T. BOHANNON JOINS IN THIS CONVEYANCE FOR THE PURPOSSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1433 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 .

Elizabeth M. Bohannon
Elizabeth M. Bohannon

WARRANTY DEED
(Continued)

x Roy T. Bohannon Jr
Roy T. Bohannon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH M. BOHANNON AND HUSBAND ROY T. BOHANNON, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2019.

Notary Public

My Commission Expires: 7/9/2022

DANIEL T. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072