Karen Johnson Davidson County
Batch# 224813 DEEDWARR
05/02/2019 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $804.38
20190502-0040860

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is **$217,400.00.** Affiant Subscribed and sworn to before me, this 30th day of April, 2019. Notary Public My commission expires: 8-22-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Roy T. Bohannon and Elizabeth M. Bohannon	**SAME AS OWNER**	**136-06-0-127.00**
3502 Wood Bridge		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Thomas Milton Hutson and spouse, Shirley C. Hutson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Roy T. Bohannon and Elizabeth M. Bohannon, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Section Seven-A, Priest Lake Park, of record in Plat Book 5200, Page (s) 107 through 109, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 424 fronts 100 feet on the Northerly margin of Woodbridge Drive and extends back 161.01 feet on the Easterly line and 106.4 feet on the Westerly line to a dead line in the rear, measuring 113.94 feet thereon

Being the same property conveyed to Thomas Milton Hutson and spouse, Shirley C. Hutson by Warranty deed from James L. Elmer and spouse, Myrna A. Elmer of record in Book 9649, page 233, Register's Office for Davidson County, Tennessee, dated April 17, 1995 and recorded on April 19, 1995.

This is improved property known as **3502 Wood Bridge, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29 day of April, 2019.

Thomas Milton Hutson

Shirley C. Hutson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas Milton Hutson and Shirley C. Hutson, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

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

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000096-529

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY