Karen Johnson Davidson County
Batch# 233253 DEEDWARR
05/22/2019 02:31:28 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190522-0048537

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy G. Bushong
645 Rochelle Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NBKC Bank
8320 Ward Pkwy
Kansas City, MO 64114

MAP 146-15
GROUP
PARCEL 0137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph L. Daws, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy G. Bushong and Diana Sanchez-Bushong, husband and wife,** 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 Haileywood Estates, Section V, as shown by plat and survey of record in Plat Book 2330, page 74, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 78 fronts 110.0 feet on the easterly side of Rochelle Drive and runs back 229.4 feet on the northerly line and 148.0 feet on the southerly line, to a line in the rear on which it measures 136.8 feet.

Being the same property conveyed to Joseph L. Daws and wife, Roberta C. Daws* by deed from Emmett N. Kennon, Jr and wife, Rose S. Kennon of record in Book 2807, page 199, Register's Office for Davidson County, Tennessee. *The said Roberta C. Daws has since died on February 10, 2019 therefore leaving said property to her husband, Joseph L. Daws, as surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **645 Rochelle Drive, Nashville, Tennessee 37220.**

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, GRANTOR does covenants with the said GRANTEES 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **21st** day of **May, 2019.**

Joseph L. Daws

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph L. Daws, unmarried,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2019.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

