WARRANTY DEED

Karen Johnson Davidson County
Batch# 252164 DEEDWARR
07/03/2019 09:33:43 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20

20190703-0064982

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

O-VRES-19-401

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)
Tracie Bohan Lance **Jeffrey Stephen Bohan and Cheryl Martin Bohan**	**Tracie Bohan Lance** **Jeffrey Stephen Bohan and Cheryl Martin Bohan**	
(NAME) **401 Bowling Ave. # 6**	(NAME) **3035 Lakeshore Drive**	**104-13-0A-007.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Old Hickory, TN 37138**	
(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, **EDMUND L. CAREY, JR. AND WIFE, MARGARET M. HUFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACIE BOHAN LANCE, UNMARRIED AND JEFFREY STEPHEN BOHAN, AND HIS WIFE CHERYL MARTIN BOHAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Building Site No. 7 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Edmund L. Carey Jr. and wife, Margaret M. Huff by Warranty deed from Thomas A. Cruse and wife, Katherine W. Cruse of record in Book 9540, page 342, Register's Office for Davidson County, Tennessee, dated December 05, 1994 and recorded on December 05, 1994.

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 Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Richmeade Place with By-Laws appended thereto, of record in Book 4941, Page 637, as supplemented in Book 5019, Page 946, amended in Book 5036, Page 338, further supplemented in Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 945, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, 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.
- Charter of Richmeade Place Homeowner's Association of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
- QuitClaim Deeds for common areas to Richmeade Place Homeowner's Association of record in Book 4947, page 348; Book 5035, Page 573; Book 5067, Page 37; Book 5114, Page 987; Book 5487, Page 73 and Book 5778, Page 448, all in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025605, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- 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: **401 Bowling Ave. # 6, Nashville, Tennessee 37205**.

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 26th DAY OF JUNE, 2019.

Edmund L. Carey, Jr. by Margaret M Huff his attorney in fact
Edmund L. Carey, Jr.

Margaret M Huff
Margaret M. Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMUND L. CAREY, JR., 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 26th of June, 2019.

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

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET M. HUFF, 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 26th of June, 2019.

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

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,MARGARET M. HUFF , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDMUND L. CAREY, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said EDMUND L. CAREY, JR..

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 11-3-22
(SEAL)



RETURN TO:
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Nashville, TN 37212