NEW OWNER:
AMY ELIZABETH FLEMING et vir.
2023 FORREST GREEN DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0948

Map & Parcel
073130225.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 258401 **DEEDWARR**
07/18/2019 08:22:29 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20190718-0070188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANKIE BODAFORD, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **AMY [redacted] FLEMING and NICHOLAS CHASE FLEMING, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 137 on the Plan of Henderson Gardens, Section 3, as shown on the plat of the same of record in Plat Book 3600, Page 27, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald Burnett and wife, Frankie Burnett by Warranty Deed from Tom P. Vest, unmarried, dated September 10, 1980, and of record in Book 5650, Page 371, Register's Office for DAVIDSON County, Tennessee. Ronald Burnett and Frankie Burnett remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Ronald Burnett; therefore, Frankie Burnett is the surviving tenant by the entirety to the property herein. Frankie Burnett is now known as Frankie Bodaford by subsequent marriage.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVDES-19-2023

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2023 FORREST GREEN DRIVE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 27, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of July, 2019.

Frankie Bodaford

FRANKIE BODAFORD

STATE OF TENNESSEE

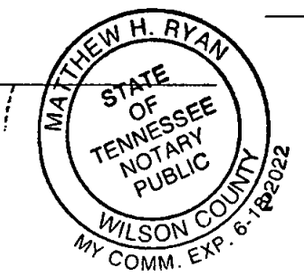
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANKIE BODAFORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2019.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2019.

NOTARY PUBLIC

My commission expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/07/2023