Karen Johnson Davidson County
Batch# 286004 DEEDWARR
09/16/2019 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.23
20190916-0093471

#34986

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF19-081353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ross Bomholt (NAME)	New Owner (NAME)	
109 Gale Lane (ADDRESS)	109 Gale Lane (ADDRESS)	118-06-0D-008.00-CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK CARR AND KIMBERLY CARR, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSS BOMHOLT, UNMARRIED** 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 Unit 8, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, to which reference is hereby made; the plat attached as an Exhibit thereto, and the By-Laws appended to said Declaration, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being the same property conveyed to Mark Carr and Kimberly Carr, husband and wife by Warranty deed from Blake Wilkins and Tara Wilkins, husband and wife of record in Instrument No. 20180430-0040314 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 30, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 109 Gale Park Lane, Nashville, TN 37204
(House No.) (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 the 13th day of September, 2019

Mark Carr

Kimberly Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2019, before me personally appeared Mark Carr and Kimberly Carr to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 13th day of September, 2019.

Commission Expires: 5/2/2022

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

True Copy Certification

I, GEORGE E. MUDTER JR., 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 law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

