WARRANTY DEED

Karen Johnson Davidson County
Batch# 294546 DEEDWARR
10/02/2019 09:33:37 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20191002-0100439

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Merrill Strobel Bohren and Robert Edwin Bohren, Jr., wife and husband	CMG Mortgage, Inc.	104-10-31
(NAME)	(NAME)	
3512 Byron Avenue	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192377

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Keith D. Hodges and Beth Donaghey, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Merrill Strobel Bohren and Robert Edwin Bohren, Jr., wife and husband**, 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 the Westerly part of Lot No. 27, on the Plat of Joseph Warner's Subdivision, as of record in Book 332, page 154, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 60 feet on the Northerly side of Byron Avenue and runs back between 187 feet to the South line of Lot No. 18 on said plat, and measures 55 on the rear line.

Being the same property conveyed to Keith D. Hodges and Beth Donaghey, husband and wife by Warranty Deed from William Raleigh Harwell and wife, Amy Stuart Harwell, dated February 28, 2013, of record in Instrument No. 20130307-0022929, Register's Office for Davidson County, Tennessee.

Subject to a Joint Driveway Agreement of record in Book 6438, page 472, said Register's Office.

Subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20130419-0039219, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3512 Byron Avenue, Nashville, TN 37205
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of October, 2019

Keith D. Hodges
By: Beth Donaghey, Attorney in Fact

Beth Donaghey

State of Tennessee)
County of Davidson)

Before me personally appeared Beth Donaghey, 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 Keith D. Hodges, and who acknowledged that he/she executed the same as the free act and deed of Keith D. Hodges.

Witness my hand, at office, this 1st of October, 2019.

Notary Public
My Commission Expires: November 22, 2021

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Beth Donaghey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of October, 2019.

Notary Public
My Commission Expires: November 22, 2021

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.