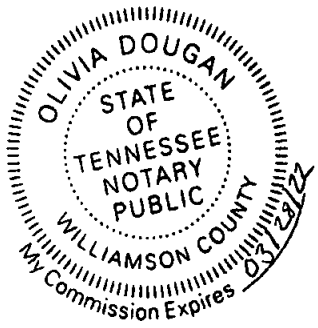



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 463,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 03/28/22

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Breann Georgina Hohimer | New Owner | 072-14-1-N002-00-0CO |
| (NAME) 1144 A Cahal Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE,

**KIRK ALLEN HOHIMER AND SHERRY SEPULVADO HOHIMER, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BREANN GEORGINA HOHIMER,**

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 situated in Davidson County, Tennessee, being Unit 1144A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1144 Cahal Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170316-0025717, as amended at 20170524-0051827 and 20180608-0055312, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kirk Allen Hohimer and Sherry Sepulvado Hohimer, husband and wife by Deed dated July 2, 2018 from Stathan, LLC, a Tennessee Limited Liability Company, recorded July 5, 2018, in Instrument Number 20180705-0065119, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1144 A Cahal Avenue, Nashville, TN 37206

LT&E File #16107

Karen Johnson Davidson County
Batch# 311250 DEEDWARR
11/05/2019 11:45:23 AM 2 pgs
Fees: $13.00 Taxes: $1,713.10



20191105-0114244

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 24 day of October, 2019

Kirk Allen Hohimer

Sherry Sepulvado Hohimer

STATE OF Oklahoma
COUNTY OF Lincoln

On this 24 day of October, 2019, before me personally appeared Kirk Allen Hohimer and Sherry Hohimer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of October, 2019.

Notary Signature
My commission expires:

42621

AMBER MASCHO NOTARY # 17004001 EXP. 04/26/21 PUBLIC STATE OF OKLAHOMA