Karen Johnson Davidson County
Batch# 311346 DEEDWARR
11/05/2019 02:37:34 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20191105-0114356

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2019.

Notary Public

My commission expires: 5/2/22

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Blake Bohanan and Kayla Bohanan	~~Blake Bohanan and Kayla Bohanan~~ Regions Mortgage	181-02-0B-007.00-CO
6733 Sunnywood Dr.	2050 Parkway Office ~~6733 Sunnywood Dr.~~	
Nashville, TN 37211	Birmingham AL 35244 ~~Nashville, TN 37211~~	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Roland McIntyre, III and Rakesha McIntyre, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Blake Bohanan and Kayla Bohanan, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Sugar Valley Place of record in Plat at Instrument No. 20140331-0226154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roland McIntyre, III and Rakesha McIntyre; husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20150213-0013505 Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on February 13, 2015.

This is improved property known as **6733 Sunnywood Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

SP 11/2015

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CBB196733

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of November, 2019.

Roland McIntyre, III

Rakesha McIntyre

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roland McIntyre, III and Rakesha McIntyre, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of November, 2019.

Notary Public
My Commission Expires: 4/18/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 19-000503-527