WARRANTY DEED

Karen Johnson Davidson County
Batch# 339959 DEEDWARR
01/07/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20200107-0002170

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Kimberly D Bodily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMBERLY BARRY NOTARY PUBLIC TENNESSEE My Comm. Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M Bodily	SunTrust Bank	084150098
(NAME)	(NAME)	
110 Blue Hills Court	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Lisa D. Hall, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Christopher M Bodily and Kimberly D Bodily, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54, on the Plan of Section I, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 100 feet on the Westerly side of Blue Hills Court and runs back between lines, 262 feet on the South line and 255.5 feet on the North line, to a line in the rear on which it measures 100.2 feet.

Included in the above description, but excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4214, Page 687, Register's Office for Davidson County, Tennessee, described as follows:

A strip or parcel of land in the 14th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, and being part of Lot No. 54 on the Plan of Sec. I, Castlewood Estates, of record in Book 2331, Page 72, Register's Office for said county and described according to a survey made by the engineering division of the Public Works Department of said Government known as State of Tennessee Project No. 19076-2306-04, Briley Parkway.

Beginning at the Southwest corner of said Lot No. 54; thence North 5 deg. 26' 24" West 100.2 feet along the rear line of said lot to a point, thence Easterly 17.6 feet along the Lot line between Lot No. 53 and 54 on said Plan to the East margin of Briley Parkway; thence South 5 deg 56'39" East 100.2 feet along the East margin of Briley Parkway to a point on the Lot line between Lots Nos. 54 and 55, thence Westerly 16.4 feet along the Lot line between Lots Nos 54 and 55 on said Plan to the point of beginning and containing 1,700 square feet more or less Being the same property conveyed to Warren Lee Hall and wife, Lisa D. Hall by Warranty Deed from Will R. Crowthers, Jr. and wife, Jean Crowthers, dated 01/21/2003 and recorded on 01/24/2003 , of record in Instrument 200301240010050, Register's Office for Davidson County, Tennessee.

The said Warren Lee Hall died on 10/28/2018, leaving the said Lisa D. Hall the sole surviving tenant by the entirety.

This conveyance is subject to: Taxes for 2020 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2331, Page 72; Easement including terms and conditions thereof as recorded in Book 4883, Page 953 in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 110 Blue Hills Court, Nashville, TN 37214

(House Number) (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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 30th day of December, 2019.

Lisa D. Hall

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa D. Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2019.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public:
My Commission Expires: 2/22/20.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202001070002170

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

