WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 476479 **DEEDWARR**
09/16/2020 10:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200916-0105698

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF XX Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00. KB

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2020.

NOTARY PUBLIC

My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 8, 2021

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1216 HAMILTON

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hamilton	New Owner	
(NAME)	(NAME)	095-14-0-024.00
530 Wanda Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **Steven Bouchareune and Victoria Bouchareune, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hamilton, 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 Lot No. 72 on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page(s) 67 and 68, 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 Angelle Hayes, an unmarried woman by Warranty deed from Tosha Clemens, and Joseph Clemens, a married couple of record in Instrument No. 20160407-0033445 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 07, 2016.

Being the same property conveyed to Steven Bouchareune and Victoria Bouchareune, husband and wife by Warranty deed from Angelle Hayes, an unmarried woman of record in Instrument No. 20190524-0049401 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019..

DESIGNATED as Tax ID: 095-14-0-024.00

This is
unimproved ☐
improved ☒ property known as 530 Wanda Drive, Nashville, TN 37210

(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 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 hand this the 11th day of September, 2020.

Steven Bounchareune

Victoria Bounchareune

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Steven Bounchareune and Victoria Bounchareune, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My Commission Expires: 09/22/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY