Karen Johnson Davidson County
Batch# 502327 DEEDWARR
10/28/2020 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20201028-0124771

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,500.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2020.

Notary Public

My commission expires: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blake T. Mohler **Suzanne Mohler**	New Owner	**Map 095-07-0 Parcel 059.00**
2317 Deerwood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacqueline M. Vanderburgh and Kyle Hollenbacher, wife and husband

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

Blake T. Mohler and Suzanne Mohler, husband and wife

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. 199 on the Plan of Merry Oaks, of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacqueline M. Vanderburgh, an unmarried woman and Kyle Hollenbacher, an unmarried man, by Warranty Deed dated June 12, 2015 from Danny L. Rogers, unmarried, of record in Instrument No. 20150616-0057106, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Pages 67 and 68, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Grant of Transmission Line Easement of record in Book 1174, Page 669, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2317 Deerwood Drive, Nashville, TN 37214**

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 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 7th day of **October, 2020.**

Jacqueline M. Vanderburgh

Jacqueline M. Vanderburgh

Kyle Hollenbacher

Kyle Hollenbacher

STATE OF Ohio)
COUNTY OF Montgomery)

Personally appeared before me, a Notary Public of said County and State, **Jacqueline M. Vanderburgh and Kyle Hollenbacher,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dayton (CITY), Ohio (STATE) this 7 day of **October, 2020.**

Notary Public

My Commission Expires: 9/9/2024

NOTARY PUBLIC STATE OF OHIO

DREW MACDONALD
Notary Public - State of Ohio
Commission Expires Sep 9, 2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby 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.

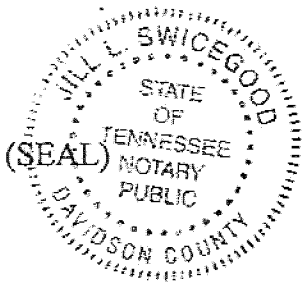
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

900