Karen Johnson Davidson County
Batch# 602481 DEEDWARR
03/29/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210329-0041070

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-0515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bouncha Home, LLC	Bouncha Home, LLC	
(NAME)	(NAME)	
703 Clematis Drive	2301 Harkrader Road	115-02-0-080.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Mount Juliet, TN 37122	
(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, **Thomas W. Gauger and wife, Lori A. Gauger,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bouncha Home, LLC,** 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:

Being Lot No. 146 on the Plan of Crest Meade Subdivision, Section 3 as of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 228.8 feet on the westerly side of Clematis Drive and runs back between converting lines 332.1 feet on the northerly line and 369 feet on the southerly line to a point.

Being the same property conveyed to Thomas W. Gauger and wife, Lori A. Gauger by Warranty deed from Anne H. Lawrence, unmarried of record in Instrument No. 20050824-0100880 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on August 24, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

This property, known as 703 Clematis Drive, Nashville, TN 37205
(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/our hand(s) this 25th DAY OF MARCH, 2021.

Thomas W. Gauger

Lori A. Gauger

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Thomas W. Gauger and Lori A. Gauger**, 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.

Witness my hand and official seal at office, this 25th day of March, 2021.

Notary Public

My commission expires: 4-24-2023

Amelia Swanson
State of Tennessee
Notary Public
(SEAL)
Williamson County

True Copy Certification

I, Kristi McCoy, 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.

Kristi M

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/21/2024

