PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 678587 **DEEDWARR**
07/16/2021 03:03:22 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210716-0096041

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61914
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy M. Bolin Rebecca A. Bolin 5513 Traceside Drive Nashville, TN 37221	Mortgage Investors Group, it's successors and/or assigns as their interest may appear 8320 East Walker Springs Lane Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 155160A09800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael B. Bolin and Sandra J. Bohn**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeremy M. Bolin and Rebecca A. Bolin**, husband and wife, hereinafter called the **Grantee**, Grantee's 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. 129 on the Plan of Traceside, Section One, Second Revision, Lots 128 & 129, of record in Book 9700, page 239, amended in Instrument No. 20020621-0075145, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Bolin and spouse, Sandra J. Bohn, by Waranty Deed from Walter Bohn and spouse, Alma Bohn, dated August 19, 2005 and recorded on August 22, 2005, of record in Instrument No. 20050822-0099824, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 9700, page 239, amended in Instrument No. 20020621-0075145, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493; and, Book 9677, page 675, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. By-Laws contained in instruments of record in Book 9668, page 899, said Register's Office. Charter of Traceside Homeowner's Assocaition, Inc., of record in Book 9668, page 804, said Register's Office.

This is improved property, known as 5513 Traceside Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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

WITNESS THE EXECUTION HEREOF this 16th day of July, 2021.

Michael B. Bolin **Sandra J. Bohn**

State of Tennessee

County of Davidson

On this 16th day of July, 2021, before me the undersigned authority, personally appeared Michael B. Bolin and Sandra J. Bohn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Sworn and subscribed before me this 16th day of July, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary