PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 679460 DEEDWARR
07/19/2021 03:01:58 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20210719-0096775

W & I Ref: (DW) Title No.: 61913
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael B. Bolin Sandra J. Bohn 1448 Scarcroft Lane Nashville, TN 37221	Mortgage Investors Group, ISAOA 8320 East Walker Springs Lane Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 141050A17100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy M. Bolin and Rebecca A. Bolin**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael B. Bolin and Sandra J. Bohn**, 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. 171, on the Plan of Avondale Park, Phase 2, Section 4, of record in Instrument No. 20110208-0011100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca A. Bolin and Jeremy M. Bolin, wife and husband, by Warranty Deed from Bert Henderson and Tracy Henderson, husband and wife, dated April 24, 2019 and recorded on April 24, 2019, of record in Instrument No. 20190424-0037799, 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 Instrument No. 20110208-0011100, 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 Instrument No. 20081203-0117452; Instrument No. 20090331-0028791; Instrument No. 20101223-0102254; and, Instrument No. 20190313-0023161, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Avondale Park Owners Association, of record in Instrument No. 20081203-0117350, said Register's Office.

This is improved property, known as 1448 Scarcroft Lane, 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.

Jeremy M. Bolin

Rebecca A. Bolin

State of Tennessee

County of Davidson

On this 16th day of July, 2021, before me the undersigned authority, personally appeared Jeremy M. Bolin and Rebecca A. Bolin, 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: $385,000.00.

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