Karen Johnson Davidson County
Batch# 729160 DEEDWARR
10/04/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20211004-0132782

WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. BC-21-1307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Moll and Rebecca Bunnell	New owner	
(NAME)	(NAME)	
720 Boscobel Street	720 Boscobel Street	082-16-437.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(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/we, **William Russell Bacon and Sheena Swanson Bacon, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Moll and Rebecca Moll, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the Easterly one half of Lot No. 88 and all of Lot Nos. 89 and 90 on the Plan of J. S. Williams Addition to Edgefield, of record in Plat Book 21,Page 45, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 88 and Lot Nos. 89 and 90 adjoin and together front 125 feet on the Southerly margin of Boscobel Street and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Russell Bacon and Sheena Swanson, both unmarried by Warranty deed from Thomas J. Brown, unmarried of record in Instrument No. 201405230044541 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on May 23, 2014.

This is property more commonly known as 720 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 30th day of September, 2021.

William Russell Bacon by Josh Hunter,
Attorney-In-Fact

Sheena Swanson Bacon by Josh Hunter,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Josh Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney William Russell Bacon, and that this instrument was executed on behalf of the said William Russell Bacon for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ___202110040132781___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of September, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Josh Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Sheena Swanson Bacon, and that this instrument was executed on behalf of the said Sheena Swanson Bacon for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ____202110040132781____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of September, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/21.

Date

Affiant Signature

9/30/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON