Karen Johnson Davidson County
Batch# 740489 DEEDWARR
10/21/2021 09:47:14 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20211021-0141240

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public

My commission expires: 12/14/24

(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
William Paul Bohn **Parker Williams Bohn**	**William Paul Bohn** **Parker Williams Bohn**	**Mp 131-09-0 Gp B Parcel 001.00**
101 Sheffield Court	**101 Sheffield Court**	
Nashville, TN 37215	**Nashville, TN 37215**	

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,

Steven Goraczkowski and Lynette M. Wray, husband and wife

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

William Paul Bohn and Parker Williams Bohn, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 1 on the Plan of Sheffield Condominiums, Phase II, a horizontal property regime, of record in Book 5200, Page 474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Goraczkowski and Lynette M. Wray by Deed dated January 11, 2018 from Ephriam Herbert Hoover, IV, married, of record in Instrument No. 20180118-0005435, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 474, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6229, Page 481, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 5996, Page 807, and amended in Book 6010, Page 663, Register's Office for Davidson County, Tennessee. 4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Sheffield Condominiums, Phase II, of record in Book 5996, Page 812, Register's Office for Davidson County, Tennessee. By-Laws appended thereto, in Book 5996, Page 818, said Register's Office. 5) Perpetual Easement for Highway Purposes of record in Book 4384, Page 438, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Trustee.

This is improved (__X__) Unimproved (____) property, known as **101 Sheffield Court, Nashville, TN 37215**

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 **15th** day of **October, 2021.**

Steven Goraczkowski

Lynette M. Wray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven Goraczkowski and Lynette M. Wray,** 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 Nashville, Tennessee, this **15th** day of **October, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 12/14/24