Karen Johnson Davidson County
Batch# 754450 DEEDWARR
11/15/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20211115-0151531

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$805,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2021.

Notary Public

My commission expires: 9-6-22

(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
Emily V. Bratton **Patrick W. Woo**	New Owners	**Map 128-12-0-B Parcel 013-00co**
600 Summit Oaks Court		
Nashville, TN 37221		

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,

William Bohn a/k/a William Paul Bohn and Parker Bohn, husband and wife

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

Emily V. Bratton, unmarried, and Patrick W. Woo, unmarried, tenants in common with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Woodberry, Phase 2, Cluster Lot Planned Unit Development, as of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Bohn and Parker Bohn, husband and wife, by Deed dated December 5, 2018 from Ricky B. Longie and Dany A. Longie, of record in Instrument No. 20181210-0119776, Register's Office for Davidson County, Tennessee. William Bohn is also known as William Paul Bohn.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20140429-0035945; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Declaration of Covenants, Conditions and Restrictions for Woodbury, Phase Two, of record in Instrument No. 20130924-0100444, Instrument No. 20140602-0047279, and Instrument No. 20140620-0054093, Register's Office for Davidson County, Tennessee. 3) Charter of Woodbury II Homeowner's Association, Inc., of record in Instrument No.20140530-0046691, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Boundary Plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee. 5) Terms and conditions of easements contained in the Agreement of record in Book 5074 Page 856 and Book 5074 Page 945, Register's Office for Davidson County, Tennessee. 6) Easements contained in the Deeds of record in Book 8083 Page 534, Book 8083 Page 541, and Book 8083 Page 547, Register's Office for Davidson County, Tennessee. 7) Stormwater Detention Agreements of record in Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904, Register's Office for Davidson County, Tennessee. 8) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130830-0091922, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **600 Summit Oaks Court, 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 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 **3rd** day of **November, 2021.**

William Bohn a/k/a William Paul Bohn

Parker W. Bohn

Parker Bohn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Bohn a/k/a William Paul Bohn and Parker Bohn,** 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 **3rd** day of **November, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-3-21.

Affiant Signature

11-9-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY