STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Marjorie A. Boatright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000.

Sharon L. Kinney
Notary Public

MY COMMISSION EXPIRES:. 5/28/2003
(AFFIX SEAL)

SHARON L. KINNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200005030044359 Page: 1 OF 3
REC'D FOR REC 05/03/2000 9:13:41AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $258.63

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie A. Boatright	First Republic Mortgage Corporation	72-15-277
(NAME)	(NAME)	
1502 Riverside Drive	3212 West End Avenue, Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37203	
(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, WE,

TAMMY S. ALSTON, UNMARRIED

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

MARJORIE A. BOATRIGHT, UNMARRIED

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 the southerly 50 feet of the northerly 80 feet of Lot No. 13 on the plan of Sharpe and Horn's Sixth Addition, of record in Book 332, page 118, Register's Office for said County.

Said part of Lot no. 13 fronts 50 feet on the westerly margin of Riverside Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bobby G. Turner and wife, Tammy S. Turner by deed from Harold C Hatcher and wife, Dorothy L. Hatcher of record in Book 9085, page 352, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Bobby G. Turner by quitclaim deed from Tammy S. Turner of record in Book 9188, page 949, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Tammy S. Turner, now known as Tammy S. Alston, unmarried, by quitclaim deed from Bobby G. Turner, of record in Book 10305, page 814, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Tammy S. Alston by Karen Hoff as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1502 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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(s) this 28th day of April, 2000.

Tammy S. Alston by Karen Hoff
Tammy S. Alston, by Karen Hoff, Attorney in Fact
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 Tammy S. Alston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 28th day of April, 2000

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Karen Hoff, (known to me or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Tammy S. Alston, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Tammy S. Alston. WITNESS my hand and Notarial Seal this 28th day of April, 2000.

Sharon L. Riney

Notary Public

My Commission Expires

5/28/2003

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Karen Hoff who made oath as follows:

1. That by appointments dated 4/24/2000 which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Tammy S. Alston ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 28th day of April, 2000.

Karen Hoff

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Karen Hoff whose name is signed to the foregoing writing bearing date of April 28, 2000, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 28th day of April, 2000.

Notary Public

My commission expires:

5/28/2003

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN