WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Clint Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June 2000

Notary Public

MY COMMISSION EXPIRES: 4-24-2002
(AFFIX SEAL)

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint E. Fortner	Clint E. Fortner	022-00-0
(NAME)	(NAME)	
3566 Old Clarksville Pike	3566 Old Clarksville Pike	021.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Walter H. Bosley, and wife Nancy E. Bosley**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Clint E. Fortner, a married person**, 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 the 14th Civil District of Davidson County, Tennessee, described as follows: Tract No. 1 fronts 100 feet on the northerly side of Old Clarksville Pike, and is described by metes and bounds according top a survey of Solon E. David, Engineer, made July 20, 1956.

Beginning at a point in the northerly right-of-way line of the Old Clarksville Pike, 345 feet easterly from the intersection of the boundary line between the lands of Fred Bates and the lands of Mrs. Elsie Felts Binkley, et al, with said right-of-way line; thence North 16 deg. 44' 20" East 402.55 feet to a stake; thence south 74 deg. 30' east 105 feet to a stake; thence South 17 deg. 26' 50" West, 403.08 feet to a point in the northerly right-of-way line of the Old Clarksville Pike; thence westerly with said rightt-of-way line 100 feet to the point of beginning.

BEING the same property conveyed to Walter H. Bosley and wife, Nancy E. Bosley by deed from Joe T. Cloud and wife, Peggy Nan Cloud of record in Book 3974, Page 607, Register's Office of Davidson County, Tennessee.

[redacted]

Unimproved ☒

This is improved ☐ property, known as 3566 Old Clarksville Pike, Joelton, TN 37080

(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 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(s) this. 30th June, 2000.

Instr:200007180071018 Page: 1 OF 2
REC'D FOR REC 07/18/2000 3:00:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

Walter H. Bosley

Nancy E. Bosley

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, a Notary Public in and for said County and State, personally appeared Walter H. Bosley, and wife Nancy E. Bosley, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this. 30th June 2000.

Commission expires: 4-24-2002

Notary Public

