WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,205.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY

Roger Sprochi Notary Public
MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Garrett	New Owner	147-12-0-b-038.00 CO
(NAME)	(NAME)	
4012 Hollis Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Classic Homes BOS, LP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Garrett and wife June H. Garrett and Robert E. Garrett, Jr.**, 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. **38** on the Plan of **Classic Meadows**, of record in Instrument No. 20040715-0084487, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grantors by deed being recorded in Book _____, Page _____, Instrument 20041005-0119856, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **4012 Hollis Hill Drive, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 02/11/05 16:08 2 pgs
Fees:13.00 Taxes:589.06
20050211-0016186

Witness our hands this.

Classic Homes BOS, LP

By: _____

BOS Tennessee Operations Inc., ~~Michael~~ F. Hunsucker, President

~~State of Tennessee~~ ~~County of Davidson~~

~~Before me, the undersigned, a Notary Public in and for the State and County aforesaid, ------, with whom I am personally acquainted (or proved~~

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikel F. Hunsucker, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the President, of the BOS Tennessee Operations Inc. General* ~~a corporation~~, and that he/she as such President, excuted the foregoing instrument for the purpose therin contained, ~~by signing the name of the corporation by himself/herself as President~~.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of February, 2005.

*Partner of Classic Homes BOS, LP

Commission expires: 11/24/07

Notary Public
Roger Sprochi

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC AT LARGE ROGER SPROCHI