WARRANTY DEED

SHIRLEY JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires 4/27/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD SMITH	SAME	**134-13-131**
(NAME)	(NAME)	
233 PARAGON MILLS	233 PARAGON MILLS	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	**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, **WILLIAM EARL BOEGLIN AND WIFE, MARTHA ELLEN G. BOEGLIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD SMITH***, 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: * unmarried man

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 216 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4 OF RECORD IN PLAT BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM EARL BOEGLIN AND MARTH ELLEN G. BOEGLIN BY DEED FROM L. DWAYNE POWERS AND WIFE, MICHELLE MARIE POWERS OF RECORD IN BOOK 8076, PAGE 479 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☒ property, known as **233 PARAGON MILLS, 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.

Witness **our hands** this **29th day of April, 2005.**

WILLIAM EARL BOEGLIN

MARTHA ELLEN G. BOEGLIN

Davidson County DEEDWARR
Recvd: 05/04/05 10:12 2 pgs
Fees:13.00 Taxes:466.20
20050504-0049800

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **WILLIAM EARL BOEGLIN AND WIFE, MARTHA ELLEN G. BOEGLIN** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of April, 2005.**

Commission expires: **May 29, 2005**

I. DYKE TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008