27-A 2/3

WARRANTY DEED

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Mary Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 04/05/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Morford	New Owner	Map 172.12-0-A
(NAME) 949 Fallview Trail	(NAME)	Parcel 70.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **DAVID A. BOLTON AND WIFE, TRACEY L. BOLTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH E. MORFORD, 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 Lot No. 312 on the Plan of Section Two, Bradford Hills, of record in Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Bolton and wife, Tracey L. Bolton by deed from Chris E. Shields and wife, Donna Lee Shields, dated January 24, 2001, of record in Instrument No. 20010125-0007516, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 117, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170 and Book 8074, page 269, said Register's Office, (d) easements of record in Book 7690, page 260, Book 1113, page 606 and Book 1318, page 441, said Register's office; (e) Charter of record in Book 8071, page 520, said Register's Office; and (f) Bylaws of record in Book 8069, page 170 and Book 8074, page 269, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 949 Fallview Trail, 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.

In witness whereof, David A. Bolton as attorney-in-fact for Tracey L. Bolton, pursuant to Power of Attorney recorded in Instrument No. 20050607 - 0064775, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Tracey L. Bolton, this 27th day of May, 2005.

Davidson County DEEDWARR
Recvd: 06/07/05 09:19 2 pgs
Fees:13.00 Taxes:619.75

20050607-0064776

Witness my hand this 27th day of May, 2005.

Tracey L. Bolton

X _____
By and through her agent and attorney-in-fact,
David A. Bolton

X _____
David A. Bolton

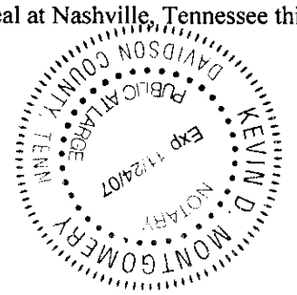
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Bolton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires:



_____
Notary Public

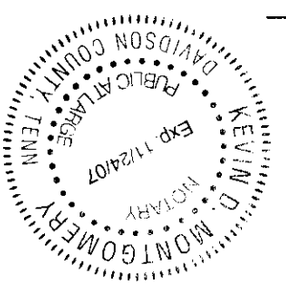
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, David A. Bolton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tracey L. Bolton, and who acknowledged that he executed the same as the free act and deed of Tracey L. Bolton.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires:



_____
Notary Public