WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 10:53 2 pgs
Fees:13.00 Taxes:301.55
20060302-0024215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Carter	America's Wholesale Lender	150-2-368
(NAME)	(NAME)	
808 Holders Court	750 Old Hickory Blvd. #180	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37027	
(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, Stephen Bosch and Sherine A. Bosch, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion Carter, 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. 50-B, on the plan of Harbor Gate, Section 1, 2D, as shown on plat of record in Plat Book 5200, Page 703, as revised in Book 5200, Page 712; Book 6200, Page 228 and Book 6200, Page 851, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Bosch and Sherine A. Bosch, husband and wife, by Warranty Deed dated February 18, 2005, from Robert Samms and Pamela Samms, husband and wife, as of record in Instrument No. 20050228-0021470, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Stephen Bosch and Sherine A. Bosch, by Andrew Lee Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060302-0024214 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 808 Holders Court, Nashville, TN 37217

(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 24th day of February, 2006.

Stephen Bosch
by Andrew Lee Brown as his Attorney in fact
Stephen Bosch
By: Andrew Lee Brown, as his Attorney-in-Fact.

Sherine A. Bosch as her Attorney in fact
Sherine A. Bosch
By: Andrew Lee Brown, as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of February, 2006, before me personally appeared Andrew Lee Brown, the person who executed the foregoing instrument on behalf of Stephen Bosch and Sherine A. Bosch, and acknowledged that he executed the same as the free act and deed of the said Stephen Bosch and Sherine A. Bosch, through Power of Attorney granted Andrew Lee Brown by the said Stephen Bosch and Sherine A. Bosch.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2006.

Commission expires: 11/14/09

Sarah Dewese
Notary Public

