WARRANTY DEED

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-28-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hacienda Title & Escrow, LLC, 501 B Ligon Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina C Preston	Regina C Preston	Map 162-7 Parcel 12
(NAME)	(NAME)	
78 Benzing Rd.	78 Benzing Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37031	Antioch, TN 37031	
(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, Henry J Boemer and wife Dorothea B Boemer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina C Preston and husband Thomas W Preston 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 78 Benzing Rd., Antioch, TN 37031

(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 21st day of April, 2006.

Henry J Boemer

Dorothea B Boemer

STATE OF TN

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this. 21st day of March, 2006

Notary Public

Commission expires:

3-28-2010

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 04/28/06 10:09 2 pgs
Fees:13.00 Taxes:591.63

20060428-0048791

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County. Said Lot No 73 fronts 78.00 feet on the northwesterly side of Benzing Road and extends back 165.20 feet on the southwesterly line and 174.70 feet on the northeasterly line, to a line in the rear on which it measures 70.06 feet. There is also conveyed a certain easement over and across a small triangular part of Lot No 74 on said plan beginning at the common front corner of Lot Nos. 73 and 74, running northerly along the line between said two lots to the common rear corner of Lots 73 and 74; thence westwardly along the rear line of Lot No. 74 1.56 feet to a point; thence southwardly along a straight line a distance of 165.2 feet, more or less, to the point of beginning, said easement having been granted by Mrs. Dorris Ray Sneed to Ellis E. King and wife, Anita G. King, their heirs and assigns, by instrument of record in Book 4424, page 819, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HENRY J. BOEMER AND WIFE, DOROTHEA B. BOEMER, by deed from JOHN B. PRESSLY AND WIFE, SUSAN V. PRESSLY, of record in Book 4848, page 841, dated August 27, 1974, said Register's Office.