03

Realty T.Co
30x48

Davidson County DEEDWARR
Recvd: 03/15/07 14:05 2 pgs
Fees:13.00 Taxes:850.63
20070315-0031842

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070056

Send Tax Bills To:
NEW OWNER

New Owner is:
Russell Strange
2717 Rosedale Place
Nashville, TN. 37211

MAP: 118-03-0-105.00
Parcel

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Boatman and wife, Carroll Boatman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Russell P. Strange** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2717 Rosedale Place, Nashville, TN 37211**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Being Lot No. 9 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Boatman, unmarried, by Warranty Deed from Yvette M. Wood, unmarried, of record in Instrument # 20041104-0133174, Register's Office for Davidson County, Tennessee, date October 29, 2004 and recorded November 4, 2004.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JB CB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of March, 2007.

GRANTOR:

John Boatman

Carroll Boatman

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Boatman and wife, Carroll Boatman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of March, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public

My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $229,900.00.

Affiant

SWORN TO and subscribed before me this 9th day of March, 2007.

NOTARY PUBLIC

My commission expires: 07-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009