WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/07 09:09 2 pgs
Fees:13.00 Taxes:923.15
20070608-0068709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Ruth B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-2009

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth B. Smith	Ruth B. Smith	131-6E-224 - CO
(NAME)	(NAME)	
224 Boxmere Place	224 Boxmere Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Mary Jo ~~Loden~~ Tuley, married, f/k/a Mary Jo Loden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth B. Smith, 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:

Unit 224 on the Plan of Burton Hills, Village of Boxmere, Phase I as shown on the Exhibit to the Master Deed as recorded in Book 6666, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James P. Loden and wife, Mary Jo Loden, by deed dated September 30, 1988, from Robert A. Clifft and wife, Jean W. Clifft, of record in Book 7666, page 682, Register's Office for Davidson County, Tennessee. The said James P. Loden having since died leaving Mary Jo Loden as the surviving tenant by the entirety. Mary Jo Loden having since re-married and is now known as Mary Jo ~~Loden~~ Tuley.

Grantor warrants that the subject property is not her residence and is not subject to any marital rights therein.

This conveyance is subject to: 2007 County property taxes, a lien, but not yet due and payable; all matters appearing on the Plan of Record in Book 6666, page 749, said Register's Office

unimproved ☐
This is improved ☒ property, known as 224 Boxmere Place, Nashville, TN 37215
(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 my hand this 7th day of June, 2007.

Mary Jo Tuley
Mary Jo Tuley

f/k/a Mary Jo Loden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jo ~~Loden~~ Tuley, married, f/k/a Mary Jo Loden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~office~~, this 7th day of June, 2007.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010