Davidson County DEEDWARR
Recvd: 07/23/07 10:50 2 pgs
Fees:13.00 Taxes:749.25

20070723-0087073

WARRANTY DEED

R-CBB-07-309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Jennifer Thomas
Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2007.

Dana P. Mason
Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Boggs	Same (NAME)	
309 Gaywood Drive	"	147-1-199
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON M. UTLEY, AKA JONATHAN M. UTLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto *** MICHAEL L. BOGGS AND LISA D. BOGGS * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* husband and wife *** Michael Caleb Boggs and Lisa Dvorak Boggs

Land in Davidson County, Tennessee, being Lot 307, CALDWELL HALL, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan M. Utley, unmarried by Warranty Deed from Nancy I. Rhea, unmarried, recorded on the 22nd day of May, 2006 in Instrument No. 20060522-0059665, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 2900, Page 96; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 309 Gaywood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of July, 2007.

Jon M. Utley by Mark E. Utley as Attorney in Fact
atty in fact.

The signature of Jon M. Utley AKA Jonathan M. Utley is signed by his duly appointed Attorney-in-Fact, Mark E. Utley recorded in Instrument Number 20070723000870 72

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of July, 2007, before me personally appeared Mark E. Utley 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 Jon M. Utley, AKA Jonathan M. Utley, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Jon M. Utley, AKA Jonathan M. Utley, unmarried.

Witness my hand and official seal, this the 13th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903