STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 12/28/07 13:50 2 pgs
Fees:13.00 Taxes:777.00
20071228-0148505

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2007.

RACHEL A. HOWARD
Notary Public
Commonwealth of Virginia
Reg. #7100658
My Commission Expa. Dec. 31, 2011

Notary Public
MY COMMISSION EXPIRES: 12/31/2011
File No. G7-4620D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick Hultman and Cassi Johnson (NAME)	New Owner (NAME)	147--1-199
309 Gaywood (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RACHEL A. HOWARD
Notary Public
Commonwealth of Virginia
Reg. #7100658
My Commission Exps. Dec. 31, 2011

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael Caleb Boggs and Lisa Dvorak Boggs, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Hultman and Cassi Johnson**, 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. 307 on the plan of CALDWELL HALL, SECTION TWO, as shown by plat of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Caleb Boggs and Lisa Dvorak Boggs, husband and wife from John M. Utley aka Jonathan M. Utley, unmarried, by Deed dated July 13, 2007, as Instrument No. 200707230087073, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 309 Gaywood, Nashville, TN 37211.

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. Whenever 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 20th day of December, 2007.

Michael Caleb Boggs

December 20, 2007
Date

Lisa Dvorak Boggs

December 20, 2007
Date

STATE OF Virginia

COUNTY OF Fairfax }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael Caleb Boggs and Lisa Dvorak Boggs, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of December, 2007.

My Commission Expires: 12/31/2011

Notary Public

RACHEL A. HOWARD
Notary Public
Commonwealth of Virginia
Reg. #7100658
My Commission Exps. Dec. 31, 2011

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066