THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Gerrie Cone
1413 Hermitage Park Drive
Hermitage, Tennessee 37076

Send Tax Bills To:
Gerrie Cone
1114 Waggoner Court
Nashville, TN 37214

Map & Parcel Nos.:
108030132.00

Davidson County DEEDWARR
Recvd: 03/07/08 14:10 2 pgs
Fees:13.00 Taxes:417.73
20080307-0023447

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th **day of** February, **20** 08, by and between **Julie M Boos**, party of the first part, and **Gerrie Cone**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($112,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 136-A, Zone Lot Division, Section 6, Patio Villa, of record in Plat Book 6250, Pages 570-571, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property PREVIOUSLY conveyed to Brent Foster by deed from General Construction Company, of record in Book 10829, Page 170, Register's Office for said County.

Being the same property conveyed to Julie M Boos from Brent Foster, a married person by deed dated March 12, 1999, of record in Book 11384, Page 840 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Julie M Boos
Julie M Boos

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie M Boos** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th **day of** February, **2006**.

My commission expires: 1-3-11

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$112,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gerrie Cone
Affiant

Subscribed and sworn to before me, this 26th **day of** February, **2006**.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

PROPERTY ADDRESS:
1114 Waggoner Court
Nashville, TN 37214