WARRANTY DEED

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF Tennessee
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ben A. Merrill, Integrity title Services, LLC, 2146 Decherd Blvd, Decherd, TN 37324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy W. Gossett	Jeremy W. Gossett	86.14-0A-131.00
(NAME)	(NAME)	
131 Thistle Ln.	131 Thistle Ln.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Paul R. Boone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy W. Gossett, 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 Unit No. 131 on the Plan of Hermitage Meadows Subdivision, Stage 2, of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Boone and wife, Jessica K. Boone (now deceased) by deed of record at instrument number 20010601-0057357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all recorded and unrecorded, restrictions and/or rights-of way for public utilities.

Description copied from previous deed. No new survey was performed.

Davidson County DEEDWARR
Recvd: 04/16/08 09:46 2 pg:
Fees:13.00 Taxes:320.42
20080416-0038359

unimproved ☐

This is improved ☒ property, known as 131 Thistle Ln., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RR

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 4th day of April, 2008.

Paul R. Boone

STATE OF Tennessee
COUNTY OF Tipton

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Paul R. Boone, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Covington, Tennessee this 2nd April day of 2008.

Commission expires: Jan 29, 2012

Cynthia Carver
Notary Public

CYNTHIA CARVER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

PRB