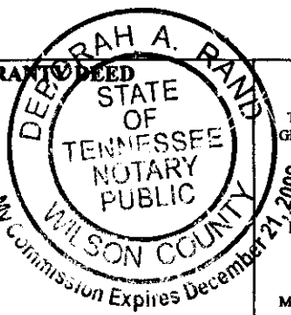
File No. 80283

WARRANTY DEED



STATE OF NORTH CAROLINA
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Brown	Tony Brown	033-03-O-B/046.00 co
(NAME) 118 Vine Lane	(NAME) 118 Vine Lane	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBY ACKNOWLEDGED, WE, Thane P. Boysen, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Brown, an unmarried man, HEREINAFTER CALLED THE GRANTEE, 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. 89 on the Plan of Dry Creek Farms, Section 2 of record in Instrument Number 20040421-0045040, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Ronald R. Mason, Jr. and Rhonda M. Mason, husband and wife, by deed from Beazer Homes Corp., a Tennessee Corporation dated February 28, 2005 and recorded on March 8, 2005 of record in Instrument No: 20050308-0025448, Register's Office for Davidson County, Tennessee, and further conveyed to Thane P. Boysen by deed from Ronald R. Mason and Rhonda M. Mason, dated April 13, 2007 and recorded on April 16, 2007 in Instrument No: 20070416-0045263 Register's Office, Davidson County, Tennessee and Scrivener's Affidavit recorded on March 12, 2008 at 2:03 p.m. of record in Instrument No: 20080312-0025013, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200310010145053,, said Register's Office.

unimproved ☐

This is improved ■ property, known as 118 Vine Lane, Goodlettsville, TN 37072
(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 11th day of April, 2008.

Thane P. Boysen

Davidson County DEEDWARR
Recvd: 04/16/08 14:21 2 pg
Fees:13.00 Taxes:758.50

20080416-0038599

File No. 80283
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thane P. Boysen, an unmarried man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2008.

Commission expires: JAN 21, 2013

Notary Public
JASON L MORGAN

JASON L MORGAN
Notary Public
Wake County
North Carolina
My Commission Expires Jan 21, 2013