WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/08 12:17 2 pgs
Fees:13.00 Taxes:832.50
20080610-0059709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARID JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Niko Bolas	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
742 Greymont Drive	**201 4th Avenue North 7th Floor**	**MAP 120-050**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37219**	**PARCEL 09100**
(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, I, **PATRICIA SCHOFFSTOLL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL NIKO BOLAS, UNMARRIED,** 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. 104 on the Map of Section Two, Glencliff Estates of record in Book 1130, page 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 is described as beginning at a point in the southerly margin of Greymont Drive, the common corner of Lots 104 and 105; thence with the margin of said Drive, northwesterly 200 feet to the beginning of a curve; thence around said curve, southwesterly, 37.7 feet to a point in the westerly margin of Southwood Drive; thence with the margin of said Drive, southwesterly 202.1 feet to the common corner of Lots 103 and 104; thence with the line between said lots, southeasterly 275.6 feet to a point, the common rear corner of Lots 104 and 105, thence with the line between said lots, northeasterly 265.5 feet to the beginning.

Being the same property conveyed to John D. Corne and Patricia Schoffstoll by Warranty Deed from Marguerite Jones, a widow of record in Book 11069, page 554, Register's Office for Davidson County, Tennessee dated August 14, 1998. The said John D. Corne having died 03/19/2000, thereby vesting title in Patricia Schoffstoll, as surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1130, page 77 & 78, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 742 Greymont Drive, Nashville, TN 37217

(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 5th day of June, 2008.

Patricia Schoffstoll

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Patricia Schoffstoll the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2008.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public