Davidson County DEEDWARR
Recvd: 08/21/08 10:34 2 pgs
Fees:13.00 Taxes:554.63
20080821-0085925

#652

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Matthew Boone and wife, Janette Boone	(NEW OWNERS) PRMI	Map 149-02-0-
2569 Oak Forest Drive	4750 West Wiley Po	Parcel 078.00
Antioch, TN 37013	Salt Lake City Ut 84116	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **B. Parrish, Trustee, of The Mitsy Family Land Trust, a revocable living trust under the provisions of a trust agreement dated May 29, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Matthew Boone and wife, Janette Boone,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Oakwood Subdivision, Section 1, Phase 2, of record in Plat Book 7900, page 126, said Register's Office, which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B. Parrish, Trustee, of The Mitsy Family Land Trust, under the provisions of a trust agreement dated May 29, 2004, by warranty deed to trustee from Val Paul Mitsky (aka Val Mitsky) and Nina N. Mitsky (aka Nina Mitsky) of record in Instrument No. 20040609-0068259, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 7981, page 478, corrected in Book 8313, page 17, Book 9237, page 1, amended in Book 8038, page 838, Book 8191, page 323 and 324, Book 9781, page 987 and in Book 10650,page 785, said Register's Office.**
3. **Charter of record in Book 7854, page 508, corrected in Book 8013, page 624, said Register's Office.**
4. **By-Laws of record in Book 7954, page 508, Book 7981, page 474, and in Book 8013, page 624, said Register's Office.**
5. **Conveyance of Common Area of record in Plat Book 9781, page 991, and in Book 10658, page 591, said Register's Office.**
6. **Easements of record in Book 6298, page 582 and in Book 6269, page 197 and in Book 4411, page 243, said Register's Office.**
7. **All matters appearing of record in Plat Book 7900, page 126, said Register's Office.**

This is improved property commonly known as: 2569 Oak Forest Drive, Antioch, TN 37013 .

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

B. Parrish, trustee
Affiant

Subscribed and sworn to before me this
19th day of August, 2008.

Judy Painter-Rose
Notary public:
My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of **August, 2008.**

The Mitsy Family Land Trust
dated May 29, 2004

By: B. Parrish, trustee
B. Parrish, Trustee

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **B. Parrish** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Trustee** of **The Mitsy Family Land Trust dated May 29, 2004,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Trustee.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 19 day of **August, 2008.**

Judy Painter-Rose
Notary Public
My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011