Davidson County DEEDWARR
Recvd: 03/10/09 12:49 2 pgs
Fees:13.00 Taxes:640.10
20090310-0021591

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $173,000.00 .

Benjamin Bolton
Affiant

Subscribed and sworn to before me this 3rd day of March, 2009.

Teresa J Smith
Notary Public
My Commission Expires: 11-23-09

STATE OF TENNESSEE NOTARY PUBLIC MAURY CO. TENN.

09-0070

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin R. Bolton	~~Pinnacle National Bank~~	161-6
663 Tobylynn Drive	~~211 Commerce St. ste 300~~	200.00
Nashville, TN 37211	~~Nashville, TN 37201~~ SAME	

WARRANTY DEED

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 **Adam B. Black and wife Jennifer E. Black**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin R. Bolton an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 180 on the Plan of Huntington Park, Section 2, as of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam B. Black and wife, Jennifer E. Black by deed from Wanda F. Zavakosky of record in Book 11204, page 924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **663 Tobylynn Drive, Nashville, TN 37211.**

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 our hands this 3rd day of March, 2009.

Adam B. Black

Jennifer E. Black

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Adam B. Black and wife Jennifer E. Black**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of March, 2009.

, Notary Public
Davidson

My Commission Expires: 4/22/08

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN