File No. 290600435

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011.~~ November 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antony J. Boshier	Owner	Map 073-09-0 Parcel 142.00
(NAME)	(NAME)	
1912 Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Carol Jean White, and Scotty E. White and Jeff White and Judy Simmons, all the heirs at law of Mary Willene Shoulders, deceased**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Antony J. Boshier and Kathryn D. Royster, husband and wife**, 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. 49 on the Plan of Section I, Henderson Gardens, as of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bedford Shoulders, Jr. and wife, Mary Willene Shoulders by deed from Riverwood Homes, Inc. of record in Book 3102, Page 293, said Register's Office dated July 29, 1960. Both Bedford Shoulders, Jr., and Mary Willene Shoulders, having since died, the said Bedford Shoulders, Jr., having predeceased Mary Willene Shoulders. And being the same property conveyed to Carol Jean White, and Scotty E. White and Jeff White and Judy Simmons by Last Will and Testament of Willene Shoulders deceased, dated January 26, 2009 Docket No. 09P125, Probate Court Clerks' Office for Davidson County, Tennessee.

This property is subject to: Taxes for the year 2009 and subsequent years, a lien; Subject to all matters as set forth on the plat of record in Plat Book 2900, Page 75, Register's Office of Wilson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1912 Rosebank Avenue, Nashville, TN 37216
(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.

BILL GARRETT, Davidson County
Trans:T20090042864 DEEDWARR
Recvd: 06/26/09 11:41 2 pgs
Fees:13.00 Taxes:632.70
20090626-0059579

Witness our hands this 25th day of June, 2009.

Jeff White by Jim Simmons, his Attorney in Fact

Carol Jean White, by Jim Simmons, her Attorney in Fact

Judy Simmons by Jim Simmons, her Attorney in Fact

Scotty E. White, by Jim Simmons, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 25th day of June, 2009, before me personally appeared Jim Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Carol Jean White, and Scotty E. White and Jeff White and Judy Simmons, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No.
* _____ Register's Office of Davidson County, Tennessee.

Witness my hand at office this 25th day of June, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT (seal)
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290600435

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

* 20090626 0059574
20090626 0059575
20090626 0059576
20090626 0059577