WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100004006 DEEDWARR
Recvd: 01/21/10 10:31 2 pgs
Fees:13.00 Taxes:819.55
20100121-0005190

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

+- James W. Boulie, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BOX 10-A Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Boulie, Jr.	SAME	Map 118-13
(NAME)	(NAME)	
1026 Caldwell Lane		Parcel 251
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **PAUL SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. BOULIE, JR.,** 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. 4-B on the Plan of Resubdivison of Lots 38 and 39 of O. F. Noel's Plan of Lots called "Noelton" of record in Plat Book 5800, page 378, as amended in Zone Lot Division of Lots 1, 2 and 4, Resubdivision of Part of Lots 38 and 39, of O. F. Noel's Plan of Lots called "Noelton" of record in Plat Book 6250, page 151, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul Smith, unmarried, by deed dated June 2, 2007 from William Hunt and wife, Sari Hunt, of record in Instrument #20070803-0092455, said Register's Office.

Kara Smith joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 5800, page 378, as amended in Plat Book 6250, page 151, said Register's Office; (c) restrictive covenants of record in Book 6250, page 151, said Register's Office; (d) sewer easement of record in Book 3932, page 455, said Register's Office; and (e) maintenance agreement of record in Book 67380, page 828, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1026 Caldwell Lane, Nashville, Tennessee 37204

(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 20th day of January, 2010.

Paul Smith

Kara Smith

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 Paul Smith and Kara Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011