Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas A. Norman 112 Wilder Drive Signal Moutain, TN 37377	Thomas A. Norman 112 Wilder Drive, Signal Mountain, TN 37277	085-14-0A-216.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,750.00

Ray Boshart Trustee
Affiant

BILL GARRETT, Davidson County
Trans:T20100020037 DEEDWARR
Recvd: 04/06/10 12:43 2 pgs
Fees:13.00 Taxes:468.98
20100406-0025657

Subscribed and sworn to before me, this the 5th day of April, 2010.

I. M.
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Ray Boshart and spouse, Gayla Boshart, individually and as Co-Trustees of the Ray Boshart Revocable Trust Agreement U/A/D June 2, 2007, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Thomas A. Norman and wife, Ruthellen Norman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain tract or parcel of land in Davison County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 216 on the Plan of Riverstone Condominiums , as shown on the Plan of record in Book 6900, Page 317, Register's Office for said County, to which plan reference is hereby made for a more complete legal description .

Being the same property conveyed to Ray Boshart and spouse Gayla Boshart, Co-Trustees of the Ray Boshart Revocable Trust Agreement U/A/D June 21, 2007, by Quitclaim Deed from Ray Boshart and Gayla H. Boshart, Trustees of the Boshart Joint Revocable Living Trust Agreement, U/A/D, January 26, 1999, of record in Instrument No. 20100308-0017616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **216 Riverstone Court, Nashville, TN 37214**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **April, 2010.**

GRANTOR(S)

Ray Boshart Revocable Trust Agreement U/A/D
6/21/2007

Ray Boshart Trustee
By: ~~Ray~~ Boshart, Individually and as Trustee

Gayla Boshart Trustee
By: Gayla Boshart, Individually and as Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ray Boshart and spouse Gayla Boshart, individually and as Co-Trustees of the Ray Boshart Revocable Trust Trust U/D/A 6/21/2007** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **5th** day of **April, 2010.**

L. M. Lm
Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013