BILL GARRETT, Davidson County
Trans:T20100064267 DEEDWARR
Recvd: 10/11/10 10:25 2 pgs
Fees:13.00 Taxes:1017.50
20101011-0081285

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2010. Notary Public My Commission Expires: 11-7-2012

DEBORAH K. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julie A. Boos 5901 Fireside Drive Nashville, TN 37027	New Owner	160-15-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOLORES R. PARDUE, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIE A. BOOS, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hearthstone, Phase IV, of record in Plat Book 5200, page 547, as corrected in Plat Book 6252, page 419, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James R. Pardue and wife, Dolores R. Pardue, by deed dated January 25, 1985, from Radnor Homes, Inc., of record in Book 6484, page 792, Register's Office for Davidson County, Tennessee. The said James R. Pardue having died on June 19, 1997. Property now vested in Dolores R. Pardue.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, pages 547 and 548, as corrected in Book 6252, page 419, Register's Office for Davidson County, Tennessee.

2. Restrictions and Covenants for The Hearthstone Subdivision of record in Book 6140, page 81, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. contained in instrument of record in Book 7053, page 982, Register's Office for Davidson, Tennessee.

4. First Amendment to Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. contained in instrument of record in Book 9945, page 958, Register's Office for Davidson, Tennessee.

This is improved property known as: **5901 Fireside Drive, Nashville, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of October, 2010.

Dolores R. Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOLORES R. PARDUE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2010

(Seal)

Notary Public

My Commission Expires: _____