BILL GARRETT, Davidson County
Trans:T20100077899 DEEDWARR
Recvd: 12/10/10 09:48 2 pgs
Fees:13.00 Taxes:277.50

20101210-0098414

WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **November, 2010**

Notary Public

MY COMMISSION EXPIRES: 7-03-12

(AFFIX SEAL)

KELLY ANN CALLAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ellis	Wells Fargo Home Mortgage	126160A39700CO
(NAME) 1625 Harpeth Run Drive	(NAME) 1 Home Campus Atten: Payoffs, MAC X2302-045	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Des Moines, IA, 50328	
(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, I/WE, **Kevin A. Boring**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia Ellis**, 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. 530 on the final Plat of Parkview at Riverwalk Phase 1, a Cluster Lot Development as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin A. Boring by Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation, dated April 27, 2007 and recorded in Instrument No. 20070501-0051793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1625 Harpeth Run Drive, Nashville, TN 37221

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, has 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 **30th** day of **November, 2010**

Kevin A. Boring by Carol Oldham

Kevin A. Boring by Carol Oldham his Attorney in Fact

Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of November, 2010, before me personally appeared Carol Oldham, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kevin A. Boring, and who acknowledged that she executed the same as the free act and deed of the said Kevin A. Boring, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No 20101210-0098413, said Register's Office.

Witness my hand and official seal this 30th day of November, 2010.

NOTARY

My Commission Expires: 5-02-2011

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011