BILL GARRETT, Davidson County
Trans:T20110020389 DEEDWARR
Recvd: 04/07/11 09:45 2 pgs
Fees:13.00 Taxes:203.50
20110407-0026833

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1039**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/21/2011**, by and between **James Thorpe, an unmarried individual**, parties of the first part, and **Entrust Tennessee fbo Michael Boldt IRA**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 30-A, of of Zone Lot Division of Lot 30 on the Plan of Lakeshore Woods, Section 3 , filed of record in Plat Book 6250, Page 824, Amen, Page Plat Book 5200, Page, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Thorpe by deed from CitiFinancial Mortgage Company of record as Instrument No. 20080627-0066721, said Register's Office.

This conveyance is made subject to: any and all existing easements and/or restrictions of record.

Parcel ID # **150-7-278**
☐ Improved OR
☐ Unimproved property located at: **3359 Oak Trees Court, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James Thorpe by [signature] as Attorney in fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

STATE OF TENNESSEE, DAVIDSON COUNTY:

On this 21 th day of March, 2011, personally appeared before me, David Childers with whom I am personally acquainted and who acknowledged that he is the attorney in fact for James Thorpe and that as said Attorney in fact he executed the within Deed for the purposes therein contained by signing the name of James Thorpe as his free act and deed.

Witness my hand and Notarial Seal this 21st day of March, 2011..

Notary Public

My Commission Expires: 7/5/11

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Owner's Name: **Entrust Tennessee f/b/o Michael Boldt IRA**

and Address: **3359 Oak Trees Court, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 21st day of March, 2011..

Notary Public

My Commission Expires: 7/5/11