BILL GARRETT, Davidson County
Trans:T20110024845 DEEDWARR
Recvd: 04/27/11 15:14 2 pgs
Fees:13.00 Taxes:832.50
20110427-0032333

WARRANTY DEED

R-VRES-11-4336

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Davidson	Steve Davidson	
3537 Crestridge Drive (ADDRESS)	(NAME) 3537 Crestridge Drive (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	132-11-32.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KRISTIN FAITH BOAZ, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE DAVIDSON AND LUANNE DAVIDSON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, PLAN OF SOUTHMEADE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 118 AND 119, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID MARK BOAZ JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM PERCY A. YOUNG AND WIFE, FRANCES I. YOUNG, TO GABRIEL J. GREGORY AS RECORDED ON THE 13TH DAY OF SEPTEMBER, 1968, IN BOOK 4268, PAGE 434, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GABRIEL J. GREGORY AND WIFE, FANNIE G. GREGORY, TO DIAMOND G. ORLANDO WITH LIFE ESTATE RETAINED BY GABRIEL J. GREGORY, AS RECORDED ON THE 10TH DAY OF DECEMBER, 1984, IN BOOK 6444, PAGE 347, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GABRIEL J. GREGORY HAVING SINCE DIED ON NOVEMBER 11, 1987.

FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DIAMOND G. ORLANDO TO KIM SALVATOR ORLANDO AND KRISTIN FAITH SCHERER, AS TENANTS IN COMMON, WITH LIFE ESTATE RETAINED BY DIAMOND G. ORLANDO AND FANNIE G. GREGORY, AS RECORDED ON THE 28TH DAY OF OCTOBER, 1991, IN BOOK 8472, PAGE 645, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DIAMOND G. ORLANDO HAVING SINCE DIED ON FEBRUARY 18, 1992; AND THE SAID FANNIE G. GREGORY HAVING SINCE DIED ON FEBRUARY 8, 1993.

FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM KIM SALVATOR ORLANDO TO KRISTIN FAITH BOAZ, BEING ONE AND THE SAME PERSON AS KRISTIN FAITH SCHERER, AS RECORDED ON THE 1ST DAY OF JUNE, 1995, IN BOOK 9687, PAGE 128, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 118-199; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of April, 2011.

Kristin Faith Boaz

Mark Boaz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Faith Boaz and Mark Boaz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903