WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110028879 DEEDWARR
Recvd: 05/16/11 09:28 2 pgs
Fees:13.00 Taxes:353.35

20110516-0037136

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of **April, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROBIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

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
Sara Morse	Farmington Financial Group	084-01-0 039.00
(NAME)	(NAME)	
2606 Airpark Drive	1912 21st Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN, 37212	
(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, **Rebecca O'Boyle**, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara Morse**, 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. 48 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office of said County.

Being the same property to Rebecca K. O'Boyle, a single woman by Warranty Deed from Robert J. Bianco, a married man, dated June 11, 2003 recorded in Instrument No. 20030616-0082508, in the Register's Office of Davidson County, Tennessee. Re-recorded to correct marital status of Rebecca K. O'Boyle from a single woman to married recorded in Instrument No. 20030923-0140927 in the Register's Office of Davidson County, Tennessee. Richard Jones husband of Rebecca O'Boyle having since died October 6, 2004

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 2606 Airpark Drive, Nashville, TN 37206

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 27th day of **April, 2011**

x Rebecca O'Boyle

Rebecca O'Boyle

STATE OF New Mexico
COUNTY OF Bernalillo

Personally appeared before me, the undersigned authority, **Rebecca O'Boyle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of **April, 2011**

OFFICIAL SEAL
BRUCE UNDERWOOD
NOTARY PUBLIC-State of New Mexico
My Commission Expires 08/30/2011

Notary Public

My commission expires: 08/30/2011