# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danielle Bomar | Primary Residential mortgage | 16014000500 |
| (NAME) | (NAME) | |
| 5625 Kristin Lane | 4750 W Wiley Post Way #200 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Salt Lake City, UT 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Geraldine Lawson, an unmarried woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danielle Bomar, a single woman, 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. 5, on the Plan of Brenthurst Subdivision, as of record in Book 5200, page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Everett Lawson and wife Geraldine Lawson, by Warranty deed dated September 30, 1985 from Edwin T. Nance, Jr. unmarried of record in Book 6669, Page 284, Register's Office for Davidson County, Tennessee. The said Everett Lawson having since died on August 31, 1997, leaving Geraldine Lawson as the surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5625 Kristin Lane, Brentwood, TN 37027

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20110036918 DEEDWARR
Recvd: 06/20/11 15:37 2 pgs
Fees:13.00 Taxes:629.00
20110620-0047305

Witness my hand this 17th day of June, 2011.

Geraldine Lawson

Geraldine Lawson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine Lawson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of June, 2011.

Commission expires: ~~March 3, 2014~~ 7-29-13

~~Beth Triplett~~ Tahira J Pyszka

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013