WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046754 DEEDWARR
Recvd: 08/02/11 08:23 2 pgs
Fees:13.00 Taxes:506.90

20110802-0059045

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 9/8/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, PLLC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corey M. Boise	Flagship Mortgage Corporation	09610007701
(NAME)	(NAME)	
2845 Teakwood Drive	100 Old Wilson Bridge Road, Ste 207	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Worthington, OH 43085	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ronnie E. Overstreet and wife, Enitra D. Overstreet**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Corey M. Boise and Wife, Jennifer M. Boise**, hereinafter called the GRANTEE(S), their heirs and/or 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. 238 on the Plan of Cloverhill Subdivision, Section No. VI, of record in Plat Book 2133, page 89, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to RONNIE E. OVERSTREET AND WIFE, ENITRA D. OVERSTREET by Deed from DALE FOSTER MAXWELL, MARRIED, dated 08/14/1996 and filed for record on 08/16/1996 in Book 10158, Page 560, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2133, Page 89, said Register's Office.

Permit and covenants concerning occupancy and use of portion of easement for building purposes of record in Book 8882, Page 412, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2845 Teakwood Drive, Nashville, TN 37214

(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/or 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/or 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 29th day of July, 2011.

Ronnie E. Overstreet

Ronnie E. Overstreet

Enitra D. Overstreet

Enitra D. Overstreet

State of Tennessee
County of Wilson

Personally appeared before me Ronnie E. Overstreet and Enitra D. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2011.

Marilyn C. Newman

Notary Public/Escrow Officer
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122