WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher E. Kagley	Citibank, N.A.	161-05-0A-021.00
(NAME) 801 Ashlawn Place, Condominium B-1	(NAME) P.O. Box 790021	
(ADDRESS) Nashville, TN 37211	(ADDRESS) St. Louis, MO 63179-0021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110048613 DEEDWARR
Recvd: 08/09/11 10:05 2 pgs
Fees:13.00 Taxes:268.25
20110809-0061210

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, **Gregory L. Boll and wife, Rosalinda E. Boll**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher E. Kagley, an unmarried man**, 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 Unit No. B-1, on the pan of Ashlawn Place Condominiums, filed as Exhibit A, to and established by the master Deed of record in Book 6607, Page 596, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Gregory L. Boll and wife, Rosalinda E. Boll by Warranty Deed dated February 15, 2005, from Pamala W. Davenport, unmarried and filed for record in Instrument No. 20050303-0023338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth in the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, and Amendment in Book 7168, Page 550, Register's Office for said County, .

Charter of the Ashlawn Place Association, Inc. of record in Book 6607, Page 182 and Book 6769, Page 527, Register's Office for said County, .

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 801 Ashlawn Place, Condominium B-1, Nashville, TN 37211
(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 5 day of August, 2011.

Gregory L. Boll

Rosalinda E. Boll

State of Tennessee
County of Williamson

Personally appeared before me Gregory L. Boll and Rosalinda E. Boll, 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 5th day of August, 2011.

Notary Public

My Commission Expires: June 24, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027