WARRANTY DEED

DEBORAH J. C... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $86,505.00.

Affiant

Subscribed and sworn to before me this 13th day of October, 2011.

Notary Public Deborah J. Cokon
My Commission expires: May 5, 2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David E. Boatman	SAME	118-04-0-114.00
2211 Rosehaven Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L&O Farms, FLP, as Trustee for The 513 Rosedale Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David E. Boatman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 57 on the plan of Hurdwood Heights, Section 1, of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 57 fronts 114.42 feet on the southerly side of Rosedale Avenue and runs back 120.4 feet on the westerly line and 151.6 feet on the easterly line to a dead line measuring 58 feet thereon.

Being the same property conveyed to L&O Farms, FLP, as Trustee for The 513 Rosedale Avenue Trust by deed from Joan Farris Bowers of record in Instrument Number 20111007-0078175, Register's Office for Davidson County, Tennessee. And corrected by Affidavit of Scrivener's Error of record in Instrument Number 20111010-0078649, said Register's Office

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 24, Register's Office Davidson County, Tennessee.

This is improved property known as: **513 Rosedale Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 13, 2011.

L&O Farms, FLP, as Trustee for
The 513 Rosedale Avenue Trust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20110064364 DEEDWARR
Recvd: 10/14/11 11:41 2 pgs
Fees:13.00 Taxes:320.07
20111014-0080098

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Chief Manager of L&O Farms, FLP, as Trustee of the 513 Rosedale Avenue Trust, the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this ~~12th~~ 13th day of October, 2011.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

