BILL GARRETT, Davidson County
Trans:T20120025484 DEEDWARR
Recvd: 04/09/12 10:55 2 pgs
Fees:13.00 Taxes:399.23
20120409-0029835

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00.

Bonnie Holterman
Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE 30th DAY ~~OF~~ March, 2012

Notary Public
MY COMMISSION EXPIRES: 3-5-15
File No. G12-4115D

GIB VANDERHEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bonnie Holterman (NAME)	Same (NAME)	41-7-72
3967 Lawing Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (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 HEREBYACKNOWLEDGED, WE, **Sheila Boles, Heir at Law of Janis Karen Hall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bonnie Holterman**, 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. 7 on the plan of BELL VALLEY, as shown by plat of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ernest William Hall and wife, Janice C. Hall from Bobby R. Milliken and Shirley Ann Milliken, husband and wife, by Deed dated August 30, 1968, in Book 4265, Page 976, in the Register's Office for Davidson County, Tennessee. Ernest William Hall having since died August 24, 1994, vesting said property in Janice C. Hall as the surviving tenant by the entirety. Janice C. Hall having since died intestate December 17, 2007 leaving Janis Karen Hall and Sheila Boles as her heirs at law. See Affidavit of Heirship of record in Instrument No. 20120409-0029833, Register's Office for Davidson County, Tennessee. Janis Karen Hall having since died intestate December 27, 2011, leaving Sheila Boles as her sole heir at law. See Affidavit of Heirship of record in Instrument No. 20120409-0029834, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3576, page 614, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3500, page 45, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage as recorded in Book 6581, page 146, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3967 Lawing Drive, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 30th day of March, 2012.

Sheila Boles, Heir at Law of Janis Karen Hall

March 30, 2012
Date

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 Sheila Boles, Heir at Law of Janis Karen Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066