WARRANTY DEED

12-05-001-D

BILL GARRETT, Davidson County
Trans:T20120046632 DEEDWARR
Recvd: 06/25/12 10:32 2 pgs
Fees:13.00 Taxes:1831.50
20120625-0055345

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2012

Notary Public

My Commission Expires: 4/23/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD BOEHM	" NEW OWNER "	064-02-0
(NAME)	(NAME)	
425 Rolling Mill Road		077.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, JAMES R. GILCHRIST AND WIFE, JANET D. GILCHRIST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD BOEHM, UNMARRIED AND JILL D. KOLLARITS, UNMARRIED, WITH RIGHT OF SURVIVORSHIP hereinafter called the Grantee(s), 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. 217, on the Plan of Brandywine Farms, Section XII**, of record in Book 4660, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TOGETHER with a permanent easement and/or right-of-way conveyed to Steven L. Mann by Deed from Gilbert A. Drake and wife, Janet G. Drake of record in Book 9108, Page 667, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a concrete monument located at the northeasterly corner of Lot 216 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, Page 51, Register's Office for Davidson County, Tennessee; thence with the line between Lots 216 and 217 south 32° 02' 02" west 123.63 feet to a point; thence leaving said line north 63° 34' 46" west 9.52 feet to a point; thence south 26° 25' 14" west 96.89 feet to a point in the line between Lots 216 and 217; thence with said line north 32° 02' 02" east to the point of BEGINNING.

BEING the same property conveyed to JAMES R. GILCHRIST AND WIFE, JANET D. GILCHRIST, by Deed from STEVEN L. MANN AND WIFE, JANENE MANN, dated May 16, 2007, of record in Instrument No. 20070518-0059520, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544, and made applicable in Book 4728, Page 568, and extended in Book 9027, Page 222, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **425 Rolling Mill Road, Old Hickory, TN, 37138.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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.

WITNESS WHEREOF, our hands, this 15th day of June, 2012

JAMES R. GILCHRIST

JANET D. GILCHRIST

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 **JAMES R. GILCHRIST AND WIFE, JANET D. GILCHRIST**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2012

My Commission Expires: 09/09/14

Notary Public

