BILL GARRETT, Davidson County
Trans:T20120051192 DEEDWARR
Recvd: 07/12/12 09:29 2 pgs
Fees:13.00 Taxes:373.70

20120712-0061121

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121686

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2012.

NOTARY PUBLIC

My commission expires: 11-3-15

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Syreeta R. Blakely<br>528 Pippin Drive<br>Antioch, TN 37013 | ~~Same address as new owner~~<br>SunTrust Mortgage<br>901 Semmes Ave.<br>Richmond, VA 23224 | 163-02-0B-058.00-C0 |

*FOR AND IN CONSIDERATION of the sum of One Hundred One Thousand* and 00/100 Dollars ($101,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MORGAN BOSHART AND HUSBAND, MACK WILLIAMS, IV,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SYREETA R. BLAKELY, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 99, on the Plan of First Amendment, Berkeley Hall, Phase Five- Section One of Hickory Highlands P.U.D. as *shown by plat appearing of record in Instrument* No. 20050706-0077601, as amended by Surveyor's Certificates of Correction of record in Instrument Nos. 20050725-008604 and 20050725-00806048, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being the same property conveyed to Morgan Boshart and husband, Mack Williams, IV, by Warranty Deed from Southern Home Builders, LLC, dated 10/26/2007, recorded 10/31/2007, of record in Instrument No. 20071031-0128428, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in Instrument No. 20050706-0077601, as amended by Surveyor's Certificates of Correction of record in Instrument Nos. 20050725-008604 and 20050725-00806048; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 528 Pippin Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of July, 2012.

Morgan Boshart
**MORGAN BOSHART**

**MACK WILLIAMS, IV**

STATE OF Texas
COUNTY OF Kendall

Personally appeared before me, a Notary Public, Morgan Boshart and Mack Williams, IV, 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 seal, this the 10th day of July, 2012.

JONI-LU R SCHMIDT
My Commission Expires
February 16, 2015

Notary Public

Joni-Lu R. Schmidt
Printed Notary Name

My commission expires: 2/16/2015