BILL GARRETT, Davidson County
Trans:T20120059560 DEEDWARR
Recvd: 08/10/12 11:24 2 pgs
Fees:13.00 Taxes:601.25
20120810-0071609

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File # 12581SM

FROM: DALE TRUITT AND WIFE, ELAINE TRUITT

TO: CECIL A. BOONE AND WIFE, PATRICIA B. BOONE

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100--- ($162,500.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, DALE TRUITT AND WIFE, ELAINE TRUITT, have bargained and sold, and by these presents, do transfer and convey unto the said CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit TH D-3, Green Hills Terrace, as shown on plat of record in Plat Book 5200, Page 64 and Master Deed recorded in Book 5304, Page 702 amended in Book 7841, Page 557, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to Plat of record in Book 5200, Page 64, Register's Office of Davidson County, Tennessee.

Subject to Master Deed of record in Book 5304, Page 702, Register's Office of Davidson County, Tennessee.

Subject to Master Deed of record in Book 7841, Page 557, Register's Office of Davidson County, Tennessee.

Subject to By Laws of record in Book 9830, Page 181, Register's Office of Davidson County, Tennessee.

Subject to easement of record in Book 4320, Page 896, Register's Office of Davidson County, Tennessee.

Subject to easement for sanitary sewer/storm drainage of record in Book 3879, Page 569, Register's Office of Davidson County, Tennessee.

Subject to easement for overhang of record in Book 4317, Page 162, Register's Office of Davidson County, Tennessee.

Subject to easement to Comcast of record in Instrument No. 20110930-0075704, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dale Truitt and wife, Elaine Truitt, as tenants by the entirety by Assumption Deed from Derrick Truitt, unmarried, recorded on the 23rd day of October, 2007 in Instrument No. 20071023-0125335, in the Register's Office of Davidson County, Tennessee.

TAX IDENTIFICATION NUMBER: 117-15-A-15.00CO

PROPERTY ADDRESS: 1900 RICHARD JONES RD. APT. Y-3, NASHVILLE, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, their heirs and assigns forever. And we do covenant with the said CECIL A. BOONE

AND WIFE, PATRICIA B. BOONE, 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.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 8TH DAY OF AUGUST, 2012.

DALE TRUITT

ELAINE TRUITT

STATE OF TENNESSEE
COUNTY OF MAURY

On this 8th day of August, 2012, before me personally appeared DALE TRUITT AND WIFE, ELAINE TRUITT, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Columbia, in the State of Tennessee.

SEAL

LAWRENCE COUNTY ★ PAM COPELAND ★ STATE OF TENNESSEE NOTARY PUBLIC

Pam Copeland
NOTARY PUBLIC
My Commission Expires: 5/26/15

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $162,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cecil A. Boone
AFFIANT

Subscribed and sworn to before me this 8th day of August, 2012.

SEAL

LAWRENCE COUNTY ★ PAM COPELAND ★ STATE OF TENNESSEE NOTARY PUBLIC

Pam Copeland
NOTARY PUBLIC
My Commission Expires: 5/26/2015

NEW OWNER(S): CECIL A. BOONE AND WIFE, PATRICIA B. BOONE
ADDRESS: 1900 Richard Jones Rd. Apt. Y-3, Nashville, TN 37215

SEND TAX BILLS TO:
Cecil A. Boone et ux, Patricia Boone
1900 Richard Jones Rd.
Apt. Y-3
Nashville TN 37215

MAIL RECORDED DOCUMENT TO:
T&E