WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060717 DEEDWARR
Recvd: 08/15/12 08:39 2 pgs
Fees:13.00 Taxes:514.30

20120815-0072845

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Ruth H. Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

FRANK E. A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth H. Boner	Owner	09708007900
(NAME) 6036 Port Anadarko Trail	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Robert M. Nix and Jennifer R. Nix, husband and wife , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth H. Boner, 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:

BEING Lot No. 294, on the Plan of Lake Park, Section 13, of record in Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert M. Nix and wife, Jennifer R. Nix by deed from James D. Walters and wife, Barbara C. Walters of record in Book 5315, Page 399, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5187, Page 711, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 4955, Page 97, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6036 Port Anadarko Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 14th day of August, 2012.

X Robert M. Nix
Robert M. Nix

X Jennifer R. Nix
Jennifer R. Nix

STATE OF Florida

COUNTY OF Gulf

On this 10 day of August, 2012 before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert M. Nix and Jennifer R. Nix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-12-2014

Victoria L. Anderson
Notary Public,

VICTORIA L. ANDERSON
MY COMMISSION # DD 962527
EXPIRES: March 12, 2014
Bonded Thru Notary Public Underwriters