WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120070263 DEEDWARR
Recvd: 09/18/12 11:29 2 pgs
Fees:13.00 Taxes:654.90
20120918-0084741

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11.3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Whittier Boto	Ark-La-Tex Financial Services, LLC	
(NAME)	(NAME)	14702013100
4846 Corning Drive	5160 Tennyson Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano, TX 75024	
(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, **PAUL W. TICE AND WIFE, WILMA L. TICE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW WHITTIER BOTO,** HEREINAFTER CALLED THE GRANTEE, HIS 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 18, ELYSIAN PARK, as shown on plat of record in Plat Book 2331, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul W. Tice and wife, Wilma L. Tice by Warranty Deed from Edward W. Mallory and wife, Pearl M. Mallory, recorded on the 30th day of December, 1960 in Deed Book 3166, Page 133, in the Register's Office of Davidson County, Tennessee. Paul Wilson Tice and Paul W. Tice is the same person. William Lou Veteto Tice and Wilma L. Tice is the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4846 Corning Drive, Nashville, TN 37211
(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 September, 2012.

Paul Wilson Tice
by Sandra Annette Tice Young
his attorney in fact

Paul Wilson Tice
By: Sandra Annette Tice Young, his attorney in fact

Wilma Lou Veteto Tice
by Sandra Annette Tice Young
her attorney in fact

Wilma Lou Veteto Tice
By: Sandra Annette Tice Young, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of September, 2012, before me personally appeared Sandra Annette Tice Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Wilson Tice pursuant to a Durable General Power of Attorney dated 8/22/2012 and filed of record in Instrument No. 20120918-0084740, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Paul Wilson Tice, as his attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4. 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of September, 2012, before me personally appeared Sandra Annette Tice Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wilma Lou Veteto Tice pursuant to a Durable General Power of Attorney dated 8/22/2012 and filed of record in Instrument No. 20120918-0084739, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Wilma Lou Veteto Wilson Tice, as her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4. 2013

Notary Public