Davidson County DEEDWARR
Recvd: 07/30/13 15:54 3 pgs
Fees:18.00 Taxes:610.50
20130730-0079457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 65,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2013.

Notary Public

My commission expires: 9/21/2015

CARRIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEROME T OSS **CHERYL A. OSS**	New Owner	
2034 GREENWOOD AVE		083-03-0/066.00
NASHVILLE, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

LADONNA GRIFFITH BOGGESS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEROME T OSS AND CHERYL A OSS, HUSBAND AND WIFE

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 8 ON THE PLAN OF PONTOTOC SUBDIVISION - A PART OF THE EARLY TRACT OF RECORD IN BOOK 347, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LADONNA GRIFFITH BY QUITCLAIM DEED FROM JEROME E. GRIFFITH, DATED 10/16/2000 RECORDED ON 10/31/2000 IN INSTRUMENT NO. 20001031-0107805 SAID REGISTER'S OFFICE FOR SAID COUNTY. LADONNA GRIFFITH HAS SINCE MARRIED AND IS ALSO KNOWN AS LADONNA GRIFFITH BOGGESS. GEORGE BOGGESS WILL JOIN IN THIS CONVEYANCE TO TRANSFER ANY MARTIAL INTEREST IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2034 GREENWOOD AVE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 19th day of July, 2013.

LADONNA GRIFFITH BOGGESS

GEORGE BOGGESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LADONNA GRIFFITH BOGGESS AND GEORGE BOGGESS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2013.

MY COMMISSION EXPIRES
MARCH 1, 2016

My Commission Expires:

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY