BILL GARRETT, Davidson County
Trans: T20130075765 DEEDWARR
Recvd: 09/03/13 11:42 2 pgs
Fees: 13.00 Taxes: 207.20

20130903-0092415

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian E. Boles and Elizabeth L. Boles	Peoples State Bank of Commerce	09106026300
(NAME) 5510 Tennessee Avenue	(NAME) 7122 Nolensville Road	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nolensville, TN, 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Michael Justice, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian E. Boles and Elizabeth L. Boles, 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 Nos. 1419 and 1421 of Block 12 on Plan of No. 2 West Nashville, of record in Book 57, Page 172, Register's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael Justice by deed from David W. Duke, II and wife, Kayce M. Duke, dated 4/27/04 of record in Instrument No. 200404290048571, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5510 Tennessee Avenue, Nashville, TN 37209

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, has 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 21st day of August, 2013

x Michael Justice
Michael Justice

STATE OF x Illinois
COUNTY OF x Williamson

Personally appeared before me, the undersigned authority, Michael Justice, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2013

x Crystal Ramaker
Notary Public

My commission expires: x 5/14/16

OFFICIAL SEAL
CRYSTAL RAMAKER
Notary Public - State of Illinois
My Commission Expires May 14, 2016