WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080437 DEEDWARR
Recvd: 09/17/13 11:30 2 pgs
Fees:13.00 Taxes:610.50
20130917-0097853

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF SEPTEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) JAN 04 2014

GREGORY W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Bozza and Tamara T. Fletcher	MAGNA BANK	062020B02100 CO
(NAME)	(NAME)	
4400 Frost Street	6525 QUAIL HOLLOW RD #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis TN, 38120	
(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, we, **Martin Walters and wife, Robyn Walters**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randall Bozza and Tamara T. Fletcher, husband and wife, joint tenants with expressed rights of survivorship**, 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. 85 on the Plan of Abbington Park, Phase One-Section One, of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Martin Walters and wife, Robyn Walters by Warranty Deed from Marsha Dalton, an unmarried woman dated July 21, 2006, of record in Instrument No. 20060725-0089322, Register's Office for 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 4400 Frost Street, Nashville, TN 37214

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 13 day of September, 2013.

Martin Walters

Robyn Walters

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Martin Walters and Robyn Walters**, 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 the 13 day of September, 2013.

Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014