Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 405
Franklin, TN 37067

13-1-327

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2013 Notary Public MY COMMISSION EXPIRES: My Commission Expires October 30, 2016

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128
Ann J. Stapleton

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B Boedecker Jr	NEW OWNER	083-07-0-170.00
(NAME) 702 Skyview Dr	(NAME) 2120 13th St	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Boulder CO 80302	
(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, **Carolyn Fuqua Goss,** ★ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George B Boedecker Jr, unmarried,** 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. 16 on the Map of Rolling Acres No. Two, Section One, as of recorded in Book 1424, page 45, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Said Lot No. 16 fronts 75 feet on the easterly side of Skyview Drive and runs back between parallel lines 135 feet to a dead line.

BEING the same property conveyed to Dickey Fuqua and wife, Sarah L. Fuqua by deed from William E. Hoffman and wife, Patricia Ann Hoffman dated October 14, 1963, of record in Book 3642, Page 527, Register's Office for Davidson County, Tennessee. The said Dickey Fuqua having since died on June 15, 2010 and Sarah Lillian Fuqua died on September 11, 1999. Carolyn Fuqua Goss being the sole heir as referenced in Affidavits of Heirship of record in Instrument No. 20131017-0108545 and Instrument No. 20131017-0108546, 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.

This is improved ☒ property, known as 702 Skyview Dr, Nashville, TN 37206 (unimproved)

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

Larry Goss, husband of Carolyn Fuqua Goss hereby joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

BILL GARRETT, Davidson County
Trans:T20130089482 DEEDWARR
Recvd: 10/17/13 11:13 2 pgs
Fees:13.00 Taxes:555.00
20131017-0108547

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 **October, 2013**

Carolyn Goss Fuqua

Larry Goss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Carolyn Goss Fuqua***, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **October, 2013**

* and Larry Goss

Notary Public

My commission expires: 12-10-16

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY