THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31469-10-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Andrea A. Boswell Affiant Subscribed and sworn to before me this 30th day of October, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Kyle Boswell, Andrea A. Boswell 758 Brook Hollow Road Nashville, TN 37205	**Send Tax Bills To:** SWBC Mortgage Corporation 9311 San Pedro Ave. STE 100 San Antonio, TX 78257	**Tax Information:** Map and Parcel No.: 115 030 03600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Ann Williams, Trustee of the Irrevocable Asset Protection Trust of Mildred S. Wilson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Boswell and wife, Andrea A. Boswell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 758 Brook Hollow Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2013.

Susan Ann Williams, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Ann Williams, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130093609 DEEDWARR
Recvd: 11/01/13 11:14 2 pgs
Fees:13.00 Taxes:888.00

20131101-0113617

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Brook Meade, Section II, of record in Plat Book 2133, page 76, Register's Office for Davidson County, Tennessee.

Said Lot 109 fronts 139 feet on the easterly side of Brook Hollow Road and runs back 271.6 feet on the northerly line and 333 feet on the southerly line, to a dead line, measuring 154 feet thereon.

Being the same property conveyed to Ralph M. Williams and wife, Mildred S. Williams, by deed dated February 8, 1955, from John W. Wells and wife, Jean M. Wells, of record in Book 2342, page 458, Register's Office for Davidson County, Tennessee. Ralph M. Williams died on March 20, 1998. Mildred S. Williams conveyed subject property to the Trustee of the Irrevocable Asset Protection Trust of Mildred S. Williams by quitclaim deed dated May 7, 2013, of record in Instrument No. 20130513-0048189, Register's Office for Davidson County, Tennessee. Said quitclaim deed was executed pursuant to a power of attorney given by Mildred S. Williams to Susan Ann Williams, which through inadvertence was not recorded at the time of the recording of the quitclaim. See Power of Attorney of record in Instrument No. 20131101-0113616, Register's Office for Davidson County, Tennessee. Susan Ann Williams is the trustee of the Irrevocable Asset Protection Trust of Mildred S. Williams.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 115 030 03600.
2. Restrictive covenants contained in an instrument of record in Book 2204, page 349, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2133, page 76, Register's Office for Davidson County, Tennessee.