BILL GARRETT, Davidson County
Trans:T20130098878 DEEDWARR
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Fees:13.00 Taxes:201.65
20131121-0119978

NEW OWNER

Real Property Tax Responsibility:
Steven & Mary Bozarth
126 Neese Dr.
Nashville, TN 37211

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **SUE BOZARTH ROBBINS, widow, formerly Helen Sue R. Bozarth**, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **STEVEN LYNN BOZARTH and wife, MARY C. BOZARTH,** hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 119-15-0-145.00, Parcel _____, according to the Tax Assessor's Office, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No, 18 on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the north side of Neese Drive, and runs between lines, 175.88 feet on the west line and 175.72 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Lucian. Bozarth, Jr., and wife, Helen Sue R. Bozarth, by deed from Robert Best and wife, Willa Jean Best, as of record in Book 3015 Page 565, said Register's Office. Lucian Bozarth, Jr. date of death was 10/13/1987.

Subject to restrictions in Book 1762, page 577 said Register's Office and any setback and utility easement as shown by survey.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 24th day of October, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 54,500
Affiant
Subscribed and sworn before me this the
21 Day of NOV., 2013.
, Deputy Register

Sue Bozarth Robbins
SUE BOZARTH ROBBINS

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for said County and State, the within named **SUE BOZARTH ROBBINS**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 24th day of October, 2013.

LEE G. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
JACKSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/10/14