WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107373 DEEDWARR
Recvd: 12/27/13 12:50 2 pgs
Fees:13.00 Taxes:329.30

20131227-0130355

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$89,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew P. Slawson	Wilson Bank & Trust	108-08-0-D 010.00CO
(NAME)	(NAME)	
1214 Quail Road	1436 W Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boco Properties, LLC** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew P. Slawson, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 10, on Lot No. 17, on the plan of Condominium Site Plan, Phase 4, Lots 16, 17, 18, 77, 78 & 79 of Section Two* Quail Valley, as shown on plat of record in Plan Book 5800, Pages 69 & 70, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in a Master Deed of record in Book 5884, Page 534, as amended in Book 5903, Page 149 and Book 6081, Page 130, said Register's Office, reference to which is hereby made for a more complete description.

* Phase 4

Being the same property conveyed to Boco Properties, LLC by Warranty Deed dated 08/12/2013 from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2004-10 of record in Instrument 20130830-0091915, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 383, Book 5800, Page 69, Book 5800, Page 70, said Register's Office.

Restrictions of record in Book 5753, Page 562, as amended of record in Book 5955, Page 703, as amended of record in Book 6003, Page 212, said Register's Office.

Master Deed of record in Book 5884, Page 534, said Register's Office. Said Master Deed was amended of record in Book 5903, Page 149 and Book 6081, Page 130, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 5937, Page 475, said Register's Office.

Charters of Homeowners Association of record in Book 6371, Page 105 and Book 7872, Page 35, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1214 Quail Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 my hand this 18th day of December, 2013.

BOCO PROPERTIES, LLC

Kathryn Cochran member

Kathryn Cochran
Member

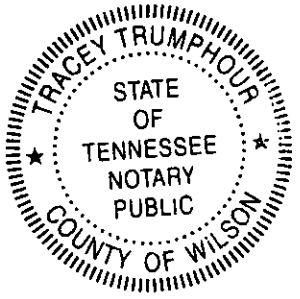
State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathryn Cochran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kathryn Cochran, as such Member.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 18th day of December, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122