NEW OWNER:

William G. Boatman and Mary H. Boatman
842 Old Stevens Creek Road
Martinez, GA 30907

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0017

Map 093

Group 06-0-A

Parcel 036.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140007069 DEEDWARR
Recvd: 01/30/14 14:26 2 pgs
Fees:13.00 Taxes:947.20
20140130-0008526

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Six Thousand and 00/100 Dollars** (**$256,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN W. LYONS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM G. BOATMAN and wife, MARY H. BOATMAN** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 411 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Nathan W. Lyons, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, dated March 4, 2008, and of record as Instrument No. 20080305-0022048, Register's Office for Davidson County, Tennessee.

Said property has never been the primary residence of the Grantor or Grantor's spouse.

This is IMPROVED property known as 301 Demonbreun Street, Unit 411, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **January, 2014**.

NATHAN W. LYONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN W. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 24th day of **January, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **256,000.00**.

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 24 day of **January, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY