RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140022824 DEEDWARR
Recvd: 04/04/14 10:11 2 pgs
Fees:13.00 Taxes:462.50
20140404-0028170

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2014.

NOTARY PUBLIC

My commission expires: 9/29/14

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan R. Ryan 2911 Emery Drive Nashville, TN 37214	Same address as new owner	044-11-0-171.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL A. BOSWELL AND DARLENE C. BOSWELL, BY AND THROUGH THEIR ATTORNEY IN FACT, LESLIE GARSIDE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUSAN R. RYAN, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Land in Davidson County, Tennessee, being Lot No. 23, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 58.0 feet on the westerly side of Jones Street and runs back between lines 86.5 feet to a dead line in the rear on which it measures 58.0 feet thereon.

Being the same property conveyed to Michael A. Boswell and Darlene C. Boswell, as joint tenants with rights of survivorship, by Warranty Deed from Kristine Swart and husband Carl Swart, dated 2/27/2007, recorded 3/1/2007, of record in Instrument No. 20070301-0025345, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 604 Jones Street, Old Hickory, TN 37138.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2014.

Michael A. Boswell by Leslie Garside, Attorney in fact

MICHAEL A. BOSWELL, BY LESLIE GARSIDE, ATTORNEY IN FACT

Darlene C. Boswell by Leslie Garside, Attorney in fact

DARLENE C. BOSWELL, BY LESLIE GARSIDE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31 day of March, 2014, before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Michael A. Boswell and Darlene C. Boswell, and that said instrument was signed in behalf of the said Michael A. Boswell and Darlene C. Boswell by herself as their attorney-in-fact, pursuant to a validly executed and recorded Specific Power of Attorney of record in Instrument No. 20140409-0028169, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014