WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

DAVIDSON COUNTY MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC

G-MIG-14-5101

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meg Cameron Boes	**Mortgage Investors Group**	
(NAME)	(NAME)	
5101 Hilson Road	**8320 East Walker Springs Lane**	**161-03-0-056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VERNON THOMAS BOES AND CANDYCE CAMERON BOES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MEG CAMERON BOES, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two McMurray Woods of record in Plat Book 3300, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vernon Thomas Boes and Candyce Cameron Boes, husband and wife by deed from Dawn Leigh Darden, unmarried of record in Instrument No. 20140331-0026568 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on March 31, 2014.

Being the same property conveyed to Dawn Leigh Darden, unmarried by deed from Carol Ann Morgan, unmarried of record in Book 9797, page 758, Register's Office for Davidson County, Tennessee, dated September 14, 1995 and recorded on September 18, 1995.
(Value or consideration shown in aforementioned deed $116,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 17, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3279, Page 205, in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5101 Hilson Road, Nashville, Tennessee 37211**.

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 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 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.

BILL GARRETT, Davidson County
Trans: T20140029345 DEEDWARR
Recvd: 04/30/14 09:43 2 pgs
Fees: 13.00 Taxes: 629.00

20140430-0036158

Witness my/our hand(s) this the 25th DAY OF APRIL, 2014.

Vernon Thomas Boes

Candyce Cameron Boes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON THOMAS BOES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDYCE CAMERON BOES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212