BILL GARRETT, Davidson County
Trans:T20140029730 DEEDWARR
Recvd: 05/01/14 09:14 2 pgs
Fees:13.00 Taxes:351.50
20140501-0036632

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Fesmire Investment Holdings
52 Greenview
Nashville, TN. 37205

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 086-09-0
PARCEL 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Allen L. Boner, Thomas L. Boner, and Donald R. Boner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fesmire Investment Holdings,** hereinafter called the Grantees, their heirs and 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 Lot No. 60 on the plan of Lakeside Woods Estates, Section Three, as of record in Plat Book 7900, Page's 218, 219, & 220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen L. Boner, with life estate interest and the remainder interest to Thomas L. Boner, and Donald R. Boner, as tenants in common with rights of surviorship by deed from Michael W. Baize and Penny L. Baize, husband and wife, dated December 1, 2005, filed for record in Instrument No. 20051208-0147593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8228, Page 335; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page's 218, 219, & 220, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3617 Pierside Drive Hermitage, TN 37076.**

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 we do covenant with the said Grantees 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 Grantees, 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.

Witness our hands this 24th day of April, 2014.

Allen L. Boner

Thomas L. Boner

Donald R. Boner

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Allen L. Boner, Thomas L. Boner, and Donald R. Boner, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of April, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16