# WARRANTY DEED

BOX 30-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MAHYLAND WAY
STE. 115
R-VRES-[illegible] BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

**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) |
|---|---|---|
| **James S. Boswell and ~~Sara~~ Gay Boswell** Sarah | Same as New Owner | |
| (NAME) **304 Elmington Avenue** | (NAME) | **104-10-0-056.00** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) | |
| (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 **MOLLY HODGIN AND MATT HODGIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES S. BOSWELL AND WIFE, SARAH GAY BOSWELL** 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. "B", on the Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Plat Book 547, Page 43, to which plan reference is hereby made for a more complete description, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Elmington Avenue 57 feet 6 inches north of Richardson Avenue, being the common corner of Lots "A" and "B" on said plan, and also the common corner of lots Nos. 17 and 18 on said recorded Plan; thence in an easterly direction with the line between Lots "A" and "B" 156 feet to a point 8 feet north of the line between Lots 17 and 18 of said recorded plan; thence northerly 52 1/2 feet to a point which is 12 feet west of the line between Lots 16 and 17; thence westerly 149 feet 5 inches to a point in the easterly margin of Elmington Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Molly Hodgin and Matt Hodgin, wife and husband by deed from Michael D. Rohling and Teresa D. Rohling, husband and wife of record in Instrument No. 20110603-0042406 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 3, 2011. (Value of consideration shown in aforementioned deed $360,920.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 547, Page 43, 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: **304 Elmington Avenue, Nashville, Tennessee 37205**.

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:T20140030378 DEEDWARR
Recvd: 05/02/14 14:01 2 pgs
Fees:13.00 Taxes:1946.20

20140502-0037521

Witness my/our hand(s) this the 30th DAY OF APRIL, 2014.

Molly Hodgin

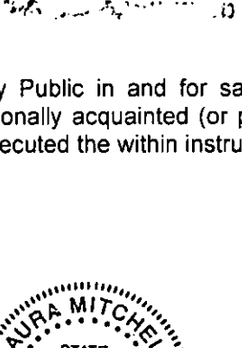
Matt Hodgin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY HODGIN, 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 30th of April, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT HODGIN, 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 30th of April, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)




**RETURN TO:**
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Nashville, TN 37212