File No. 140496

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043629 DEEDWARR
Recvd: 06/19/14 15:11 2 pgs
Fees:13.00 Taxes:1354.20
20140619-0053768

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 01-28-2018

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Boner	Charles Boner	007-00-0-130.00
(NAME)	(NAME)	
1832 Fox Chase Drive	1832 Fox Chase Drive	
(ADDRESS)	(ADDRESS)	
Goodelettsville, TN 37072	Goodelettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Raymond Tate and wife, Melissa Tate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Boner and wife, Leslie Boner, 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. 6 on the Plan of Fox Chase Meadows, of record in Book 5200, Page 194, 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 Raymond A. Tate and wife, Melissa Tate by quitclaim deed from Raymond A. Tate, unmarried and Melissa Penrod, unmarried now known as Melissa Tate, dated 7/19/11 and recorded 7/29/11 in Instrument No. 20110729-0058097, and being the same property previously conveyed to Raymond A. Tate, a single man, and Melissa Penrod, unmarried, with the right of survivorship by Warranty Deed from Michael Allen Greene and Susan Greene, husband and wife, dated 8/22/05 and recorded 8/29/05 in Instrument No. 20050829-0102964, and re-recorded on 9/16/05 in Instrument No: 20050916-0111606, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5200, page 194, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1832 Fox Chase Drive, Goodelettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of June, 2014.

Raymond Tate

Melissa Tate
By: Raymond Tate, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 10th day of June, 2014.

Commission expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Tate with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Melissa Tate as her Attorney in Fact as the free act and deed of the within named Melissa Tate.

Witness my hand and official seal this 10th day of June, 2014.

Commission expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public