WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047150 DEEDWARR
Recvd: 07/02/14 10:35 2 pgs
Fees:13.00 Taxes:730.75
20140702-0058138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Heather Ruley
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONIA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Ann Marie Shipp, Grantor and Trustee	R. Higgins Interiors	
(NAME) 1900 Richard Jones Rd. Unit Y-3	(NAME) 2000 Blair Blvd.	117-15-A-15 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CECIL A. BOONE AND WIFE, PATRICIA B. BOONE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN MARIE SHIPP, GRANTOR AND TRUSTEE OF THE ANN MARIE SHIPP 2014 REVOCABLE TRUST,** 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 Unit No. TH D-3, Green Hills Terrace, as shown on Plat of record in Plat Book 5200, page 64 and Master Deed recorded in Book 5304, page 702, amended in Book 7841, page 557, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Cecil A. Boone and wife, Patricia B. Boone by Deed from Dale Truitt and wife, Elaine Truitt of record in Instrument No. 20120810-0071609, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 64, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5304, page 702, Book 7841, page 557 and Book 9830, page 180, said Register's Office; (d) Ingress/Egress Easement of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee; (e) Sewer Easement of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee; (f) Overhang Easement of record in Book 4317, page 162, Register's Office for Davidson County, Tennessee; (g) Comcast Easement of record in Instrument No. 20110930-0075704, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Rd. Unit Y-3, Nashville, TN 37215

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 26th day of June, 2014.

Cecil A. Boone

Patricia B. Boone

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil A. Boone and Patricia B. Boone, the bargainors, 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 at Nashville, Tennessee this 26th day of June, 2014.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public