THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140049625 DEEDWARR
Recvd: 07/11/14 11:35 2 pgs
Fees:13.00 Taxes:203.50

20140711-0061253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES March 8, 2016

(AFFIX SEAL)

R. L. MCGILL DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Boles and Amanda L. Boles	New Owner	
1218 Pine Street		07700007400
Slidell, LA 70460		
(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, **Robert W. Betterton (a/k/a Robert A. Betterton and Bob W. Betterton),**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David W. Boles and wife, Amanda L. Boles,**

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, situated on the north side of Cub Creek Road and more particularly described as follows:

Commencing at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, page 188, R.O.D.C., said iron pin in the northern right of way margin of Cub Creek Road; thence with the right of way S 54° 32' 18" W 316. 13 feet to the point of beginning; thence continuing on the same bearing 118.85 feet to an iron pin; thence leaving said right of way N 60° 14' 55" W 300.00 feet to an iron pin; thence N 30° 45' 10" W 1000.00 feet to an iron pin; thence N 54° '42" E 450.00 feet to the point of beginning, said tract containing 5.21 acres more or less according to a survey dated April 3, 1997 by A & A Engineers, Inc., P. 0. Box 40048, Nashville, TN 37204, Job No. 5545-96.

Together with a perpetual non-exclusive fifteen (15) foot easement for ingress and egress as follows:

Beginning at a point in the northerly right of way margin of Cub Creek Road, said point being N 54° 32' 18" E, 30 feet from the south west corner of the Dunn property; thence N 81° 56' 42" W, 60 feet to a point; thence N 45° 29' 42" W 170 feet to a point; thence N 44° 00' E, 130 feet to the westerly property line of lot No. 3; thence from the westerly lot line of lot No. 3 S 44° 00" W, 50 feet to a point; thence N 30° 45' 10" W 125 feet to a point; thence N 54° 32' 18" E 35 feet the westerly property line of lot No. 3, and as more particularly shown on Exhibit A of the Warranty Deed of record in Book 10511, page 176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Betterton (sic) (a/k/a Robert W. Betterton) and wife, Pat C. Betterton by deed from Robert A. Dunn and Walton L. Dunn of record in Book 10511, page 176, Register's Office, dated 6/30/1997 and recorded on 6/30/1997 and re-recorded in Book 10558, page 803, Register's Office for Davidson County, Tennessee. The said Pat C. Betterton having since died on November 6, 2008, leaving Robert W. Betterton as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **8544 Cub Creek Drive, Nashville, TN 37221.**

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 my hand this the 7th day of July, 2014.

Robert W. Betterton

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 **Robert W. Betterton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE