File No. 140331

WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20140052838 DEEDWARR
Recvd: 07/22/14 10:59 2 pgs
Fees:13.00 Taxes:451.40
20140722-0064988

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

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
Eddie R. Boshers	Magna Bank	034-09-0-140.00
(NAME)	(NAME)	
206 W Monticello Ave.	383 Johnny Cash Parkway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(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, Hazel Probst, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie R. Boshers and Barbara C. Boshers, husband and wife, 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. 4 on the plan of Gateway, Section 2, as shown by plat of record in Plat Book 3300, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hazel Probst, unmarried, by Warranty Deed from Vanderbilt Mortgage and Finance, Inc., dated 11/21/12 and recorded 11/29/12 in Instrument Number 20121129-0109501; and the same property previously conveyed to Vanderbilt Mortgage and Finance, Inc. by Substitute Trustee's Deed from R. N. "Bo" Taylor, Substitute Trustee, dated 9/4/12 and recorded 9/6/12 in Instrument Number 20120906-0080792; R. N. "Bo" Taylor was appointed as Substitute Trustee by instrument dated 7/12/12 and recorded 7/20/12 in Instrument Number 20120720-0063830 (pursuant to default on a Deed of Trust executed by Kathy E. Spurlock and Clarence E. Spurlock of record in Instrument Number 20070307-0028025); previously conveyed to Clarence E. Spurlock and wife, Kathy E. Spurlock by Warranty Deed from Chris S. Norman and wife, Sherry Lynn Norman, dated 3/22/96 and recorded 4/2/96 in Book 10000, Page 824, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 206 W Monticello Ave., Madison, TN 37115

(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

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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 17th day of July, 2014.

Hazel Probst

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 Hazel Probst, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016