BILL GARRETT, Davidson County
Trans:T20140062931 DEEDWARR
Recvd: 08/25/14 14:29 2 pgs
Fees:13.00 Taxes:614.20
20140825-0077417

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $166,000.00 Affiant Subscribed and sworn to before me, this the 20th day of August, 2014. Notary Public My commission expires: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TM Investment, L.L.C.	New Owner	
7035 Stone Run Drive		08313034500
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BONNIE J. MCIVER, A SINGLE PERSON,,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TM INVESTMENT, L.L.C., A TENNESSEE LIMITED LIABLITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit A & B, of the Homes at 1414 Boscobel, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1414 Boscobel, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140619-0053853, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to J.B. Box and wife, Bonnie L. Box by deed from James G. Taymon and wife, Camella F. Taymon of record in Book 4733, page 435, Register's Office for Davidson County, Tennessee, dated July 27, 1973 and recorded on August 2, 1973.

Being the same property conveyed to Bonnie Jenkins McIver (formerly known as Bonnie L. Box) by deed from J.B. Box of record in Book 5304, page 533, Register's Office for Davidson County, Tennessee, dated June 28, 1978 and recorded on June 28, 1978.

Being the same property conveyed to Arthur Michael San Souci by deed from Bonnie J. McIver and Daniel P. McIver of record in Instrument No. 20030103-0001169 Register's Office for Davidson County, Tennessee, dated November 13, 2002 and recorded on January 3, 2003.

Being the same property conveyed to Bonnie J. McIver by deed from Arthur Michael San Souci of record in Instrument No. 20111018-0081126 Register's Office for Davidson County, Tennessee, dated October 18, 2011 and recorded on October 18, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1414 Boscobel Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2014.

Bonnie J. McIver

Bonnie J. McIver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bonnie J. McIver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

