26487-8 BILL GARRETT, Davidson County T. Cook, P.C.
Trans:T20140078354 DEEDWARR 1 Dr, Nashville, TN 37204 Box 14
Recvd: 10/17/14 11:19 2 pgs
Fees:13.00 Taxes:1369.00
20141017-0095958

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Kathy Goodson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2014.

(Affix Seal) Notary Public

My Commission Expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

26874

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Charles T. Boring and Kelly S. Boring | Brand Mortgage Group, LLC | Map/Parcel |
| 145 42nd Avenue North | 1255 Lakes Parkway, Bldg 300 Suite 300 | 103 04 0 135.00 |
| Nashville, Tennessee 37209 | Lawrenceville, GA 30043 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN K. REEVES AND ANNE J. REEVES, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto CHARLES T. BORING AND KELLY S. BORING, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that 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. 2 on the Plan of Resubdivision of Lot One, West End Annex, of record in Plat Book 6200, page 246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen K. Reeves and Anne J. Reeves, husband and wife, by Warranty Deed from Joseph S. Sansone III and wife Jennifer T. Sansone, of record in Instrument No. 20130611-0059248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2014 have been prorated between the parties and paid. Map/Parcel 103 04 0 135.00.
2. All matters appearing on the Plan of Resubdivision of Lot One of West End Annex of record in Plat Book 6200, page 246, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 145 42nd Avenue North, Nashville, Tennessee 37209

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do

further covenant and bind themselves, their heirs and/or assigns, 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 15th day of October, 2014:

Stephen K. Reeves

Anne J. Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Stephen K. Reeves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2014.

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Anne J. Reeves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2014:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017