File No. 140969

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/14 14:50 3 pgs
Fees:18.00 Taxes:850.63
20141027-0098944

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
April M. Travis	First Community Mortgage, Inc.	018-07-0/142.00
(NAME)	(NAME)	
301 Mystic Hill Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(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, Daniel A. Bolduc, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April M. Travis, an unmarried person, 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. 54 on the Plan of Section Three, Charleston Square Subdivision, as shown on plat of record in plat book 6250, Page 435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel A. Bolduc by deed from The Secretary of Housing and Urban Development, dated July 30, 2012 and recorded on August 1, 2012 in Instrument No: 20130801-0067890, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6545, page 254, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 301 Mystic Hill Drive, Goodlettsville, TN 37072

(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.

File No. 140969
Witness my hand this 24th day of October, 2014.

Daniel A. Bolduc

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 Daniel A. Bolduc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2014.

Commission expires: 12/21/2015

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY