Prepared from information submitted by the parties by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Ashley B. Boykin
5007 Manuel Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 26-7
Parcel 59.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS: For and in consideration Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I Mary F. Birthright, unmarried, grant and convey to Ashley B. Boykin, unmarried, the following described property:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 39.63 feet on the southerly margin of Welshwood Court and extends back 88.55 feet on the easterly line and 89.92 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 99.40 feet thereon.

Being the same property conveyed to Mary F. Birthright from Donya Shea King, Trustee of the Mary Frances Birthright and Thomas Wayne Birthright Inter Vivos Trust of January 25, 2013, having full power to convey, mortgage or encumber without the joinder of any beneficiary, by quitclaim placed of record as Instrument 20150114-0003988, Register's Office for Davidson County, Tennessee. Mary F. Birthright and Mary Frances Birthright are the same person.

This is improved property located at and known as 109 Welshwood Court, Goodlettsville, Tennessee 37072.

BILL GARRETT, Davidson County
Trans:T20150003435 DEEDWARR
Recvd: 01/14/15 11:13 3 pgs
Fees:18.00 Taxes:499.50
20150114-0003989

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 I/we do covenant with the said Grantees 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 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.

Witness my signature this date: 1-13-15

Mary F. Birthright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Mary F. Birthright, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1-13-15

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ ~~0~~ 135,000.00

Affiant

Sworn to and subscribed before me this date: 1-13-15

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY