BILL GARRETT, Davidson County
Trans:T20150010221 DEEDWARR
Recvd: 02/10/15 09:25 2 pgs
Fees:13.00 Taxes:444.00
20150210-0012133

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Laura & William Bosworth
939 Shauna Drive
Nashville, TN 37214

SEND TAX BILL TO:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

MAP/PARCEL 10802001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Estate of George Fleming,** has this day bargained and sold, and does hereby transfer and convey unto **Laura Bosworth and William Bosworth, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Malvin Heights of record in Plat Book 2330, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George R. Fleming and wife, Mary Jane Fleming by Deed from Lara K. Russell, of record in Instrument No. 200007110068364, Register's Office for Davidson County, Tennessee, dated July 3, 2000 and recorded on July 11, 2000, as re-recorded in Instrument No. 20000907-0088476 and as corrected in Instrument No. 20010301-0018925, said Register's Office.

This is improved property known as: **939 Shauna Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2330, page 83, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of January, 2015.

Nancy Mathis, Personal Representative/Executor

Nancy Mathis, Personal Representative/Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Personal Representative/Executor of the Estate of George Fleming, the within named bargainor, and as such Personal Representative/Executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of January, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of January, 2015.

Julie Garside

NOTARY PUBLIC

My Commission Expires: 1/20/2019

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No: 158026