WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014096 DEEDWARR
Recvd: 02/26/15 10:54 2 pgs
Fees:13.00 Taxes:703.00
20150226-0016583

G-VRES-15-1508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/31/2018

(AFFIX SEAL)

TRUDY LILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Third Coast Properties, LLC	New Owner	
(NAME) **1508 Boscobel Street**	(NAME) 207 Geri's Way	**08313047800**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRUCE T. THWEATT AND PATRICIA P. THWEATT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THIRD COAST PROPERTIES, LLC,** hereinafter called the Grantee(s), 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. 203 on the Plan of Lindsley Property, Block V, as of record in Plat Book 2, page 92, Clerk and Master's Office of Chancery Court for Davidson County, Tennessee.

Said lot No. 203 fronts 50 feet on the southerly margin of Boscobel Street and runs back between parallel lines 119 feet, more or less, to an alley.

Being the same property conveyed to Bruce T. Thweatt and Patricia P. Thweatt, husband and wife by Warranty deed from Brenda A. Callahan and Joe Callahan, husband and wife of record in Instrument No. 20120319-0023256 Register's Office for Davidson County, Tennessee, dated March 13, 2012 and recorded on March 19, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1508 Boscobel Street , Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

The signature of Bruce T Thweatt is signed by hisduly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20150226-0016581, said Register's Office. The signature of Patricia P Thweatt is signed by her duly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20150226-0016582, said Register's Office.

Rec & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Witness my/our hand(s) this the 24th DAY OF FEBRUARY, 2015.

Bruce T. Thweatt by John Gleaves,
Attorney in Fact

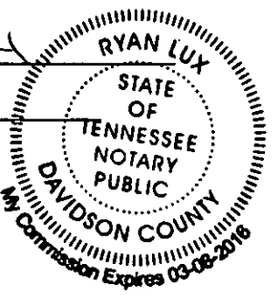
Patricia P. Thweatt by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRUCE T. THWEATT AND PATRICIA P. THWEATT, and who acknowledged he/she/they executed the same as the free act and deed of the said BRUCE T. THWEATT AND PATRICIA P. THWEATT.

Witness my hand and official seal, this the 24th of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212