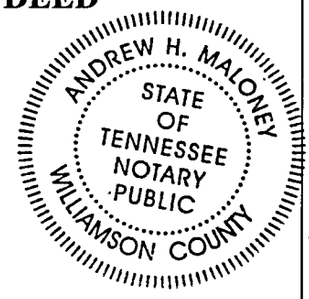
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/15 10:43 2 pgs
Fees:13.00 Taxes:425.50
20150420-0034832



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Konya Williams
Affiant

Subscribed and sworn to before me this 17th day of April, 2015

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Konya Williams	SAME	086-10-0-056.00
4117 Hunting Drive	229 Woodmaker Court.	
Hermitage, TN 37076	Nashville, TN 37214.	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyle Boswell, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Konya Williams,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.84 on the Plan of Chapelwood Section 2 of record in Plat Book 5200, 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 Kyle Boswell, married from The Bank of New York, Mellon Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA4 by Warranty Deed on December 1, 2014, of record in Instrument Number 20141211-0113681, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5333, Page 315, as amended in Book 6234, Page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4117 Hunting Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 17, 2015.

Kyle Boswell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Boswell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 17, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY