Return to and

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150040427 DEEDWARR
Recvd: 05/26/15 10:53 2 pgs
Fees:13.00 Taxes:1942.50
20150526-0047948

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2015.

Notary Public
My commission expires: 10/18/16

07-1502-85915

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Meffe ~~1619 Otter Creek Rd.~~ 108 Majestic Ln ~~Nashville TN 37215~~ Franklin, TN 37064	Access National Mortgage 1800 Robert Fulton Drive, Suite 350 Reston, VA 20191	145-00-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald Joseph Boatright, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Meffe and Colleen Meffe, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 7th Civil District of Davidson County, Tennessee, and being Tract No. 1, on the Plan of Section Two, Waterswood Heights, of record in Book 4060, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Joseph Boatright by Quitclaim Deed from Benita L. Lynch, dated August 24, 2005, recorded August 29, 2005, of record in Instrument No. 20050829-0103440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1619 Otter Creek Rd., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21st day of May, 2015.

Donald Joseph Boatright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Joseph Boatright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 21st day of May, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016