WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Vickie Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Quanica L. Holt	GMFS, LLC	Parcel ID:
3321 Spears Road	7389 Florida Blvd., Ste. 200A	05015005200
Nashville, TN 37207	Baton Rouge, LA 70806	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Harriett Boglin, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Quanica L. Holt , an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, a 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. 423 on the Plan of Parkwood Estates, Section Three, of record in Book 3300, Page 31, Register's Office for said County.

Said Lot No. 423 fronts 74.23 feet on the northerly side of Spears Road and extends back 151.9 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 89.2 feet thereon.

BEING the same property conveyed to Harriett Boglin by deed from R. Gregg Poole, of record in Instrument 20020917-0112938, dated September 9, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3313, Page 402 amended in Book 3616, Page 269, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 31, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3321 Spears Road, Nashville, TN 37207

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 we do covenant with the said GRANTEES 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 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.

Harriett Boglin

BILL GARRETT, Davidson County
Trans:T20150040584 DEEDWARR
Recvd: 05/26/15 13:50 2 pgs
Fees:13.00 Taxes:407.00
20150526-0048144

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriett Boglin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of May, 2015.

My Commission Expires: 3/10/17

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.