This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1127**

BILL GARRETT, Davidson County
Trans:T20150043383 DEEDWARR
Recvd: 06/03/15 10:06 2 pgs
Fees:13.00 Taxes:362.60
20150603-0051650

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/01/2015**, by and between **Robert Boseman and Patricia Boseman f/k/a Patricia Belcher, Husband and Wife**, parties of the first part, and **Marion R Goodloe, an unmarried woman** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being described as follows, to-wit:

Being Lot No 36 on the Plan of Bordeaux Hills, section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos Belcher and wife, Patricia Belcher by Warranty Deed from George M. Gordon and wife, Thanita Y. Gordon dated 02/22/1988, of record in Book 7474 and Page 825, Register's Office for Davidson County, Tennessee.

The said Carlos Belcher having since died DOD 08/05/1991 (death cert of record in Book 11734, page 422) leaving Patricia Boseman f/k/a Patricia Belcher, as the sole surviving tenants by the entirety. Patricia Boseman f/k/a Patricia Belcher has since remarried.
Patricia Boseman and Patricia Belcher are one and the same person.

Robert Boseman joins in to conveying any and all martial rights he may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **08008030300**
☒ Improved OR **3238 Hinkle Dr, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Boseman
Robert Boseman

Patricia Boseman
Patricia Boseman

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Boseman and Patricia Boseman, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of June, 2015..

Rebecca T. Garland
Notary Public

My Commission Expires: 9/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Marion R Goodloe ~~and George Drew Smyser~~** mc

and Address: **3238 Hinkle Dr, Nashville, TN 37218**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$98,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rosemary H Hunt
Affiant

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of June, 2015..

Robert M Loffi
Notary Public

My Commission Expires: 5-3-16