BILL GARRETT, Davidson County
Trans:T20150050401 DEEDWARR
Recvd: 06/24/15 10:19 2 pgs
Fees:13.00 Taxes:869.50
20150624-0060403

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Judy Booth
Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Booth and Judy Booth, husband and wife	Sierra Pacific Mortgage Company, Inc.	07208003600
	(NAME)	
1455 McGavock Pike	6021 University Blvd., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Ellicott City, MD 21043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sara J. Harper, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard Booth and Judy Booth, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 20 AND THE WESTERLY 30' OF LOT 21 IN BLOCK "A" ON THE MAP OF INGLEWOOD GOLF CLUB ESTATES, OF RECORD IN BOOK 843, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 AND PART OF LOT NO. 21 ADJOIN AND FRONT TOGETHER 90 FEET ON THE NORTHERLY SIDE OF MCGAVOCK PIKE, FORMERLY WILLIAMS FERRY ROAD, AND RUN BACK BETWEEN LINES AS MEASURED FROM THE CENTER LINE OF SAID PIKE, 197 FEET ON THE WESTERLY LINE OF LOT NO. 20 AND 196.45 FEET, MORE OR LESS, ON THE EASTERLY LINE OF SAID PART OF LOT NO. 21, TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURED 90 FEET.

BEING THE SAME PROPERTY CONVEYED TO JERRY L. WESTBROOK, JR. AND SARA J. WESTBROOK, HUSBAND AND WIFE, BY WARRANTY DEED FROM RUTH G. PARRISH, WIDOW, OF RECORD IN BOOK 11723, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO SARA J. HARPER, AN UNMARRIED WOMAN, BY QUITCLAIM DEED FROM JERRY L. WESTBROOK, JR. AND SARA J. HARPER F/K/A SARA J. WESTBROOK, DIVORCED, OF RECORD IN INSTRUMENT NO. 20110816-0063199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1455 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of June, 2015.

Sara J. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara J. Harper, an unmarried woman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2015.

Notary Public

{ SEAL



My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072