Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150052476 DEEDWARR
Recvd: 06/30/15 11:38 2 pgs
Fees:13.00 Taxes:1553.63
20150630-0062984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shelby Talbott Tyler Graves	Guaranty Trust Company	104-05-0-437.00
110 39th Avenue North	316 Robert Rose Drive	
Nashville, TN 37209	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOSWELL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELBY TALBOTT, AN UNMARRIED WOMAN AND TYLER GRAVES, AN UNMARRIED MAN,** JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 73 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, 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 portion of same property conveyed to Jimmy A. Duncan, Trustee by Quitclaim Deed from Elizabeth L. Pellicciotti, unmarried, being the sole heir at law of Bessie Thomas Longworth, unmarried of record in Instrument No. 20010703-0070274, Register's Office for Davidson County, Tennessee, dated July 02, 2001 and recorded on July 03, 2001 and within the same deed the said Jimmy A. Duncan, Trustee conveyed his interest in the subject property to Elizabeth L. Pellicciotti, unmarried.

Being the same property conveyed to Lannie Boswell by Warranty deed from Thomas Anthony Pellicciotti as Executor and Thomas Anthony Pellicciotti and Sarah Elizabeth Pellicciotti as devisees under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti deceased of record in Instrument No. 20141202-0110561 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on December 02, 2014.

Being the same property conveyed to Boswell Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Lannie Boswell of record in Instrument No. 20150612-0056036 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on 20150612-0056036.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 110 39th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of June, 2015.

Boswell Holdings, LLC

Lannie K. Boswell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lannie K. Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Boswell Holdings, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017