WARRANTY DEED

G-VRES-15-4882

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luke J. Buishas and Ashley L. Buishas	New Owner	
(NAME)	(NAME)	**133-16-0-203.00**
4882 Shasta Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLIFTON E. BOSWELL AND WIFE, SHIRLEY S. BOSWELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUKE J. BUISHAS AND ASHLEY L. BUISHAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 65 on the Plan of Section Two, Welch Meadows, of record in Plat Book 3700, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 75 feet on the Easterly side of Shasta Drive and extends back 130.84 feet on the Northerly side, and 132.61 feet on the Southerly side to a dead line in the rear measuring 75.02 feet thereon.

Being the same property conveyed to Clifton E. Boswell and wife, Shirley S. Boswell by Warranty deed from Welch Meadows Development Company of record in Book 4204, page 254, Register's Office for Davidson County, Tennessee, dated December 29, 1967 and recorded on January 11, 1968.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4004, Page 340, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4882 Shasta Drive , Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150057775 DEEDWARR
Recvd: 07/16/15 11:02 2 pgs
Fees:13.00 Taxes:666.00
20150716-0069393

Witness my/our hand(s) this the 15th DAY OF JULY, 2015.

Clifton E Boswell by Eric Boswell
Attorney in Fact
Clifton E. Boswell by Eric Boswell,
Attorney in Fact

Shirley S Boswell by Eric Boswell
Attorney in Fact
Shirley S. Boswell by Eric Boswell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Boswell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLIFTON E. BOSWELL AND SHIRLEY S. BOSWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said CLIFTON E. BOSWELL AND SHIRLEY S. BOSWELL.

Witness my hand and official seal, this the 15th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212