BILL GARRETT, Davidson County
Trans: T20150063048 DEEDWARR
Recvd: 07/31/15 10:26 2 pgs
Fees: 13.00 Taxes: 83.25
20150731-0075635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Boetheo, LLC	Same as new owner	06302003400
	(NAME)	
102 Sampson Park Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 Wanda J. McMurtry, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Boetheo, LLC, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

A STRIP OF LAND IMMEDIATELY SOUTH OF LOT NO. 123 ON PLAT RECORDED IN BOOK 974, PAGE 26 AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF WHOOPEE TRAIL AT THE SOUTHEAST CORNER OF LOT 123; THENCE WITH THE WESTERLY MARGIN OF SAID TRAIL SOUTHWARDLY 50 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO DAVIDSON COUNTY BY DEED OF RECORD IN BOOK 1165, PAGE 612, SAID REGISTER'S OFFICE; THENCE WITH DAVIDSON COUNTY'S NORTHERLY LINE SOUTHWESTWARDLY 149 FEET; THENCE NORTHWARDLY 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 123; THENCE WITH THE SOUTHERLY LINE OF SAID LOT NO. 123 EASTWARDLY 149 FEET TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL M. MCMURTRY AND WIFE, WANDA J. MCMURTY BY WARRANTY DEED FROM ROBERT L. HANSON AND WIFE, OLIVE A. HANSON, DATED MARCH 31, 1977 AND FILED IN BOOK 5135, PAGE 188, SAID REGISTER'S OFFICE. AND FURTHER CONVEYED TO WANDA J. MCMURTRY BY QUITCLAIM DEED FROM CARL M. MCMURTRY, DATED MAY 4, 2000 AND FILED IN INSTRUMENT NUMBER 20000508-0045924, SAID REGISTER'S OFFICE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved (X)
This is improved ( ) property, known as 1542 Mohawk Trail, Madison, TN 37115
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of July, 2015.

WARRANTY DEED
(Continued)

Wanda J. McMurtry

Wanda J. McMurtry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda J. McMurtry, married, the herein bargainor(s), 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 29th day of July, 2015.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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