WARRANTY DEED

File #15676

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas R. Ganick	NEW OWNER	-141-12-0-E-015.00CO
(NAME)	(NAME)	
1060 Morton Mill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas L. Boehm and Lisa Noelle Boehm, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas R. Ganick and Rebecca H. Ganick, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 8 on the Plan of the Final Subdivision Plat of Phase 2 (Lots 1-25, 31-41), Harpeth Crest Subdivision (formerly Max Vinson Property), A Cluster Lot Development, of record in Plat at Instrument No. 20020403-0040556, 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 same property conveyed to Thomas L. Boehm and Lisa Noelle Boehm, husband and wife by Warranty Deed from Mark Patrick Shepard and Megan Kristine Shepard, husband and wife, of record in Instrument No. 20071105-0129905, Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 05, 2007

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.

unimproved ☐
This is improved ☒ property, known as 1060 Morton Mill Road, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20150068815 DEEDWARR
Recvd: 08/17/15 09:57 2 pgs
Fees:13.00 Taxes:1350.50
20150817-0082215

Witness my hand this 12 day of August, 2015.

Thomas L. Boehm

Lisa Noelle Boehm

STATE OF ILLINOIS

COUNTY OF DU PAGE

I, Diane L. Outcalt, a Notary Public of the County and State first above written, do hereby certify that Thomas L. Boehm and Lisa Noelle Boehm, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of August, 2015.

Diane L. Outcalt
Notary Public

My Commission Expires: 1/29/17

(SEAL)

OFFICIAL SEAL
DIANE L OUTCALT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/29/17

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027