WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069242 DEEDWARR
Recvd: 08/18/15 08:10 2 pgs
Fees:13.00 Taxes:869.50
20150818-0082746

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boscobel Brothers, LLC	Boscobel Brothers, LLC	Map 11L-F
(NAME)	(NAME)	
624 Grange Hill Court	P. O. Box 58774	Parcel 22.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37037	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carolyn Russ and Kathryn Russ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Boscobel Brothers, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, 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. 172, Block "Q" on the map of the Lindsley Property, as shown of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carolyn Russ and Kathryn Russ by Quitclaim Deed from 1411 Boscobel Street, a Revocable Living Trust, filed for record as Instrument No. 20150818-0082744, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and(b) all matters appearing on the plan of record in Book 2, page 92, said Chancery Court.

unimproved ☐

This is improved ☑ property, known as 1411 Boscobel Street, Nashville, TN 37206
(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 hands this 14th day of August, 2015.

Carolyn Russ, by: Kathryn Russ, Attorney in Fact

Carolyn Russ, by:/Kathryn Russ, Attorney in Fact

Kathryn Russ

State of Tennessee
County of Davidson

Personally appeared before me **Kathryn Russ,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: 3-6-18

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

On this 14th day of August, 2015, before me personally appeared, **Kathryn Russ**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Carolyn Russ** and acknowledged that he executed the same as the free act and deed of **Carolyn Russ.**

Witness my hand and seal this 14th day of August, 2015.

Notary Public

My Commission Expires: 3-6-18

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

File No.: 73015202