PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2015,

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lisa L. Boudreaux and Caleb R. Knox	NEW OWNER	147 09 0 054.00
(NAME)	(NAME)	
355 Barrywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph C. McMahan and Keely McMahan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Danielle M. Boudreaux, an unmarried woman, Caleb R. Knox, an unmarried man, as tenants in common with right of survivorship, and Mark Boudreaux and Lisa Boudreaux, husband and wife**, 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. 86 on the Plan of the resubdivision of part of Crievewood, as of record in Book 2330, Page 90, Register's Officer of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph C. McMahan and Keely McMahan, husband and wife by Warranty Deed from Betty M. Parham dated May 31, 2012 and recorded June 11, 2012 as Instrument No. 20120611-0050760, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: AHA-153381

BILL GARRETT, Davidson County
Trans:T20150074397 DEEDWARR
Recvd: 09/01/15 13:45 2 pgs
Fees:13.00 Taxes:1073.00
20150901-0088768

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, has 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 our hands this 28th day of August, 2015.

Joseph C. McMahan

Keely McMahan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Joseph C. McMahan and Keely McMahan, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public

My Commission Expires: 12/16/17

(SEAL)

JESSICA HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: AHA-153381