THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nicole Mattox
1522 Lincoya Bay Drive
Nashville, TN 37214
SEND TAX BILLS TO:
SAME AS NEW OWNER

BILL GARRETT, Davidson County
Trans:T20150076967 DEEDWARR
Recvd: 09/10/15 10:11 2 pgs
Fees:13.00 Taxes:536.50
20150910-0091871

WARRANTY DEED

(Map/Parcel 109-05-0-D-104co)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT G. BOAZ and wife, FRANCINE BOAZ**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **NICOLE P. MATTOX, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 1522 in The Cottages of Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplemental Declarations appearing in Instrument 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> BEING the same property conveyed to Robert G. Boaz and wife, Francine Boaz by Warranty Deed dated February 23, 2006, from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20060224-0021820, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20040628-0076712 and Instrument No. 20041028-0129585; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1522 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26 day of August, 2015.

Robert G. Boaz
ROBERT G. BOAZ

Francine Boaz
FRANCINE BOAZ

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Boaz and Francine Boaz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2015.

Michelle Hay
Notary Public

My Commission Expires: 2-12-16

(SEAL)

MICHELLE HAY NOTARY My Comm. Expires February 12, 2016 No.161092 PUBLIC STATE OF FLORIDA

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Gatherkenel
Affiant

Subscribed and sworn to before me this 26 day of August, 2015.

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 20150432