WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $755,000.00. Affiant Subscribed and sworn to before me, this the 11th day of ____, 2015. Notary Public My commission expires: 3/1/16 (AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **JoAnne Lindenfeld**	Send Tax Bills To: same as owner	Map-Parcel Numbers **Map 105-13-0 Parcel 030.00**
2109 Eastwood Ave		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie M. Boos, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JoAnne Lindenfeld , a single woman

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 part of Lot No. 316, on the Plat of Part of Belmont Land Company's Subdivision called "Belmont Heights", of record in Plat Book 421, page 71, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 316 fronts 50 feet on the westerly side of Thirteenth Avenue South, formerly Eastwood Street, and runs back between parallel line 146.5 feet to an alley.

Being the same property conveyed to Julie M. Boos, unmarried, by Deed from GiGi Gaskins, unmarried, of record in Instrument No. 20080507-0047262, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The plan of record in Book 421, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants for accessory apartment, contained in instrument of record in Instrument No. 20090507-0042220, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **2109 Eastwood Ave, Nashville, TN 37212**

BILL GARRETT, Davidson County
Trans:T20150080892 DEEDWARR
Recvd: 09/23/15 09:43 2 pgs
Fees:13.00 Taxes:2793.50
20150923-0096568

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 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 17 day of September, 2015.

Julie M Boos

Julie M. Boos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julie M. Boos,** the within named seller, 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 at Nashville, Tennessee, this 17 day of September, **2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17