BILL GARRETT, Davidson County
Trans:T20150084035 DEEDWARR
Recvd: 10/02/15 11:32 2 pgs
Fees:13.00 Taxes:752.73
20151002-0100453

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $203,440.00. Affiant Subscribed and sworn to before me, this the 23rd day of September, 2015. Notary Public My commission expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly Marie Mikolajczyk	Primelending	
974 Malquin Drive	18111 Preston Rd #1613	061-07-0-010.00
Nashville, TN 37216	Dallas TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOSWELL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY MARIE MIKOLAJCZYK,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Unmarried

Land in Davidson County, Tennessee, being Lot No. 17 of Block I, on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, 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 Charlotte A. Stamm, unmarried by Warranty deed from Glynn A. Arnold and wife, Dawn B. Arnold and William R. Williamson and wife, Barbara M. Williamson of record in Book 9995, page 783, Register's Office for Davidson County, Tennessee, dated March 26, 1996 and recorded on March 29, 1996, as corrected by Correction Certificate of Acknowledgement recorded in Book 10028, page 68 and Certificate of Correction recorded in Book 10014, page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Trustee's deed from Arnold M. Weiss, Trustee of record in Instrument No. 20141217-0115213 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

Being the same property conveyed to Lannie Boswell by Special Warranty Deed from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, of record in Instrument No. 20150223-0015569, Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 23, 2015.

Being the same property conveyed to Boswell Holdings, LLC by Quitclaim Deed from Lannie Boswell, of record in Instrument No. 20150807-0079107, Register's Office for Davidson County, Tennessee, dated August 7, 2015 and recorded on August 7, 2015.

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.

This is improved property known as 974 Malquin Drive, Nashville, TN 37216.

615-2689

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2015.

Boswell Holdings, LLC

Lannie K. Boswell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lannie K. Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Boswell Holdings, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public