BILL GARRETT, Davidson County
Trans: T20150087848 DEEDWARR
Recvd: 10/15/15 10:41 2 pgs
Fees: 13.00 Taxes: 1702.00

20151015-0104838

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $460,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2015. Notary Public My commission expires: 3-20-18

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Christopher Boles and Katherine Harmon Boles	**New Owner**	**Map\Parcel: 171-03-0B-005.00-CO**
321 Culpepper Court		
Brentwood, TN 37027		

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

Clifton L. Smith and Aimee S. Earnhart, husband and wife

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

Matthew Christopher Boles and Katherine Harmon Boles, 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. 279 on the Plan of P.U.D. Boundary Fredericksburg R-20 Residential P.U.D. of record in Plat Book 7900, Page 509, as amended in Book 7900, Page 961, 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 Clifton L. Smith and Aimee S. Earnhart by Warranty deed from Teresa Hairston, unmarried of record in Instrument No. 20020910-0109859 Register's Office for Davidson County, Tennessee, dated August 30, 2002 and recorded on September 10, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 7900, Page 509, as amended in Book 7900, Page 961, Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, book 9860, Page 840, 10224, Page 683 and in Book 10694, Page 541,Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, By Laws of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 45, book 10126, Page 486, Book 10275, Page 959, and book 10694, Page 539, Easement granted Metropolitan Government of Nashville and Davidson County of record in Book 7993, Page 269, Easement granted State of Tennessee of record in Book 7851, Page 712, Easement granted Bellsouth Telecommunications, Inc. of record in Book 10709, Page 143, Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 9698, Page 81, and Book 9698, Page 124, Easement of record in Book 7358, Page 643 and Book 9607, Page 431, Storm Water Agreement of record in Book 9771, Page 545, Deed to Common Area of record in Book 9443, Page 538 and Book 7900, Page 807, Grant of Easement of record in Instrument Number 20131021-0109635, Restrictions of record as Instrument Number 20020910-0109859, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **321 Culpepper Court Brentwood, TN 37027.**

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 our hands this 13th day of October, 2015.

Clifton L. Smith

Aimee S. Earnhart

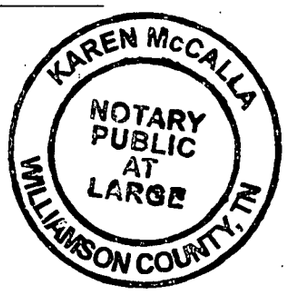
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Clifton L. Smith and Aimee S. Earnhart the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2015.

Notary Public

My Commission Expires: March 23, 2019



File #: **150370**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027