BILL GARRETT, Davidson County
Trans: T20150107904 DEEDWARR
Recvd: 12/22/15 09:46 2 pgs
Fees: 13.00 Taxes: 92.13
20151222-0128409

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 24,900.00

Affiant

Subscribed and sworn to before me, this 18 day of December, 2015.

Notary Public

My commission expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy J. Boggs **Pamela J. Boggs**	**Timothy J. Boggs** **Pamela J. Boggs**	**03000017000**
2121 Highway 12 S., #55	**2121 Highway 12 S., #55**	
Ashland City, TN 37015	**Ashland City, TN 37015**	

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,

Davide Costanzo, unmarried

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

Timothy J. Boggs and Pamela J. Boggs, 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 situated in the 14th Civil District of Davidson County, Tennessee, described as being lot No. 6 on the plan of the Revised Division of the Dudley Oakley Property of record in Book 5210, page 272, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 6 fronts 431.33 feet on the northerly margin of Old Hickory Boulevard and extends back 494.16 feet on the easterly line and 446.19 feet on the westerly line to a dead line in the rear measuring 374.13 feet.

Being the same property conveyed to Davide Costanzo from Buena Vista East Nashville Lodge #560 by Warranty Deed dated May 28, 2014 and of record in Instrument No. 20140604-0048245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (__X__) property known as 6479 Old Hickory Blvd, Whites Creek, TN 37189.

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, have a good right to convey it and the same in 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 16th day of December, 2015.

Davide Costanzo

Davide Costanzo

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Davide Costanzo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2015.

Notary Public

My Commission Expires: 8/31/17

ALEX NELSON
Commission # 2039932
Notary Public - California
Los Angeles County
My Comm. Expires Aug 31, 2017