Davidson County DEEDWARR
Recvd: 01/26/16 08:30 3 pgs
Fees:18.00 Taxes:669.70
20160126-0007165

FROM: Anna C. Boon and Robert D. Boon, II, wife and husband

TO: Emily G. Lindsey

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Emily G. Lindsey 5610 Hickory Meadows Court Brentwood, Tennessee 37027	Everett Financial 14801 Quorum Dr Dallas, TX 75254	Map 161-9 Parcel 82

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Affiant

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

Subscribed and sworn to before me, this the 22nd day of January, 2016.

Notary Public
My Comm. Expires: 10/17/16

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anna C. Boon and Robert D. Boon, II, wife and husband, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Emily G. Lindsey, an unmarried woman, hereinafter called "GRANTEE", her 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. 34A on the Plan of Zone Lot Division, Lot 34, Section Two, Brentwood Meadows, of record in Book 5200, page 782, as amended in Book 6250, page 653, as corrected by Surveyor's Certificate of Correction, of record in Book 6901, page 468, 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 Anna C. Boon and Robert D. Boon, II, wife and husband, by deeds from Victoria Faye Smiley Morrisette (formerly known as Victoria Faye Smiley) to Anna Curtis, unmarried, of record as Instrument No. 20070802-0091782, said Register's Office, and by deed from Anna Curtis, an unmarried woman, of record as Instrument No. 20090730-0071432, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2016, which have been prorated.

2. All matters shown on the plans of record in Book 5200, page 782, said Register's Office, as amended in Book 6250, page 653, said Register's Office, as corrected by Surveyor's Certificate of Correction, of record in Book 6901, page 468, said Register's Office.

3. Restrictions shown on the plan of record in Book 6250, page 653, said Register's Office.

This is improved property known as 5610 Hickory Meadows Court, Brentwood, Tennessee 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 22 day of January, 2016.

Anna C. Boon

Robert D. Boon, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna C. Boon and Robert D. Boon, II, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016