WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$425,000.00~~. Affiant Subscribed and sworn to before me, this the 5th day of February, 2016. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160010322 DEEDWARR
Recvd: 02/08/16 09:18 2 pgs
Fees:13.00 Taxes:1572.50
20160208-0011664

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Terence S. Mulvaney	New Owner	**Map 103-04-0 Parcel 135-00**
145 42nd Avenue North		
Nashville, Tennessee 37209		

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,

Charles T. Boring and Kelly S. Boring, husband and wife

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

Terence S. Mulvaney, unmarried

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. 2 on the Plan of Resubdivision of Lot One of West End Annex, of record in Plat Book 6200, Page 246, 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 Charles T. Boring and Kelly S. Boring, husband and wife, by Deed dated October 15, 2014 from Stephen K. Reeves and Anne J. Reeves, husband and wife, of record in Instrument No. 20141017-0095958, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Charles T. Boring, pursuant to a Power of Attorney executed by same on the 30 day of January, 2016, of record in Instrument No. 20160208-0011663, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6200, Page 246, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **145 42nd Avenue North, Nashville, Tennessee 37209**

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 5 day of **February, 2016.**

Charles T. Boring by Kelly Boring, atty-in-fact
Charles T. Boring by Kelly S. Boring, Attorney-in-Fact

Kelly Boring
Kelly S. Boring

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kelly S. Boring,** 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 5 day of **February, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of February, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kelly S. Boring**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Charles T. Boring** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Charles T. Boring,** for the purpose therein contained, by signing the name of **Charles T. Boring,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **February, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17