16-01-009

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $622,750.00

Affiant

Subscribed and sworn to before me, this 24th day of February 2016.

Notary Public
My commission expires: 7/2/18

Davidson County DEEDWARR
Recvd: 02/24/16 14:48 3 pgs
Fees:18.00 Taxes:2304.18
20160224-0017739

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip I. Ackerman-Lieberman 3629 Valley Vista Road Nashville TN 37205		104 13 0 207.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Daniel J. Boulton and Jennifer E. Boulton hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Phillip I. Ackerman-Lieberman, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No.12 on the Map of Bellwood Block B of record in Book 547, Pages 149 and 150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer E. Boulton and Daniel J. Boulton by deed from Colleen M. Kincaid of record in Instrument No. 20050314-0027869 Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 201601270007960 Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **DANIEL J. BOULTON** pursuant to a Power of Attorney executed by same on the 18th day of February, 2016, and being filed for record in Instrument No. 20160224-0017738, and being recorded simultaneously herewith.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Bellwood Block B of record in Plat Book 547 Page 149 &150 3) Sanitary Sewer Easement of record in Book 3932 Page 276 4) Restrictions of record in Book 331 Page 299 Register's Office for Davidson County, Tennessee

This property is improved property known as 3629 Valley Vista Road, Nashville, Tennessee 37205

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), their heirs and assigns, forever. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 24 day of February, 2016.

Daniel J. Boulton by Jennifer E. Boulton Attorney in Fact
Daniel J. Boulton, by Jennifer E. Boulton
His Attorney-in-fact

Jennifer E. Boulton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of February, 2016, before me personally appeared Jennifer E. Boulton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel J. Boulton acknowledged that such person executed the same as the free act and deed of Daniel J. Boulton.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named, Jennifer E. Boulton, the bargainor(s) 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 Brentwood, Tennessee this 24 day of February, 2016.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09280

I, the undersigned, 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.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state **SCOTT D. WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

