Davidson County DEEDWARR
Recvd: 03/02/16 11:44 4 pgs
Fees:23.00 Taxes:425.59
20160302-0019928

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day February 2016 of

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark Hamilton	Mark Hamilton	162 02.0 224.00
(NAME)	(NAME)	
174 Brenda Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifteen Thousand Twenty-Five And No/100 Dollars ($115,025.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas E. Bostaph and Daniel P. Bostaph and Heather Kirby heirs at law to the Estate Andrew J. Bostaph**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark S. Hamilton, married**, 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. 238 on the plan of Colewood Acres, Section 4, of record in Book 4175, Page 144, Register's Office for said County.

Said Lot No. 238 fronts 89.94 feet on the northerly margin of Brenda Lane and extends back 196.6 feet on the easterly line and 175.00 feet on the westerly line to a dead line in the rear, measuring 52.70 feet thereon.

Being the same property conveyed to Andrew J. Bostaph, a married man by Warranty Deed from Deborah Kay Kiser Bartholomew, a married woman dated December 22, 2000 and recorded January 3, 2001 as Instrument No. 200101030000870, in said Register's Office for Davidson County, Tennessee. *The Said Andrew J. Bostaph, departed this world on or about December 30, 2015 per Certificate of Death No. 8250627. Affidavits of Heirship being simultaneously recorded in ~~Record Book~~ ~~Page~~ ~~and Record Book~~ ~~, page~~ .*
Instrument Number _____ and Instrument Number _____

File Number: MFR-160806FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 174 Brenda Lane, Antioch, TN 37013

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, has 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 27 day of February, 2016.

Thomas E. Bostaph

STATE OF FLORIDA

COUNTY OF Seminole

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Thomas E. Bostaph**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2016.

Notary Public

My Commission Expires: June 24, 2019

(SEAL)

ASTRID LASSO
Notary Public - State of Florida
Commission # FF 244099
My Comm. Expires Jun 24, 2019
Bonded through National Notary Assn

File Number: MFR-160806FC

Witness our hands this 26 day of February, 2016.

Heather Kirby

STATE OF FLORIDA

COUNTY OF Seminole

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Heather Kirby**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public Rene Sue Berg

My Commission Expires: 03/06/2019

(SEAL)

RENE' SUE BERG
MY COMMISSION # FF204193
EXPIRES: March 06, 2019

File Number: MFR-160806FC

Witness our hands this 26th day of February, 2016.

Daniel P. Bostaph

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Daniel P. Bostaph**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: MFR-160806FC