FILE NUMBER
350342-3

(1)

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20160017239 DEEDWARR
Recvd: 03/02/16 13:06 2 pgs
Fees:13.00 Taxes:1368.63
20160302-0019994

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $369,900.00.

x Melissa Anne Iredell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED ~~THIS~~ 29th DAY OF February, 2016.

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-28-2019

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
R. W. Hardison, Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
U.S. Bank National Association
289 Franklin Road
Brentwood, TN 37027

NEW OWNER:
Melissa Anne Iredell
6102B Pennsylvania Avenue
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of February, 2016 between KEITH A. BOLTON (hereinafter referred to as "GRANTOR") and MELISSA ANNE IREDELL (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Unit B of the Homes at 6102 Pennsylvania Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 6102 Pennsylvania Avenue, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20150511-0042792, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Nashville Equipment Service, Inc. by Warranty Deed from James M. Gunter dated May 20, 1982 and recorded May 26, 1982 in Book 5890, Page 684, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Keith A. Bolton by General Warranty Deed from Nashville Equipment Service, Inc. (AKA Nashville Equipment and Service, Inc.) dated January 23, 2015 and recorded January 27, 2015 as Instrument No. 20150127-0007617, in said Register's Office for Davidson County, Tennessee.

Tax Parcel # 091 02 0 118.00 P/O

Property Address: 6102B Pennsylvania Avenue, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Keith A. Bolton, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Spring Hill, Tennessee this 29th day of February, 2016.

NOTARY PUBLIC
Commission Expires: _____

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 04-26-2019