BILL GARRETT, Davidson County
Trans:T20160017998 DEEDWARR
Recvd: 03/04/16 11:44 2 pgs
Fees:13.00 Taxes:962.00
20160304-0020935

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-11167

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# P70

ADDRESS NEW OWNER:
Justin D. Boggs
1005 Maynor Street
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Movement Mortgage, LLC
P.O. Box 10610
Virginia Beach, VA 23450

MAP **072**
GROUP **06-0**
PARCEL **008.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Boggan** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Justin D. Boggs and Meredith W. Boggs, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 39 on the Plan of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laura Boggan, unmarried, by deed from David Heller and wife, Jennifer Heller dated December 18, 2009, of record in Instrument no. 20091230-0118557, Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 Maynor Street, Nashville, Tennessee 37216. Possession is to be given on February 29, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 29th day of February, 2016.

Laura Boggan

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Laura Boggan**, the bargainors, 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 office this 29th day of February, 2016.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9-6-17

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 9-6-17

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY