WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/16 11:44 2 pgs
Fees:13.00 Taxes:499.50
20160315-0024482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Solomon Development, LLC	New Owner	148 10 0 072.00
(NAME)	(NAME)	
4539 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer Wood Bozman, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Solomon Development, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that tract or parcel of land lying and being Lot No. 4 on the map of Blanchard Heights, of record in Book 2663, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Lillard A. Bozman and wife, Mary K. Bozman by Warranty Deed from Walter E. Demonbreun and wife, Leona A. Demonbreun dated March 1, 1976 and recorded March 1, 1976 in Book 5001, Page 134, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary D. Bozman and wife, Susan R. Bozman by Warranty Deed from Lillard A. Bozman and wife, Mary K. Bozman dated June 1, 1982 and recorded June 21, 1982 in Book 5901, Page 101, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ricky L. Bozman and wife, Jennifer W. Bozman by Warranty Deed from Gary D. Bozman and wife, Susan R. Bozman dated February 14, 1985 and recorded February 14, 1985 in Book 6492, Page 652, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Jennifer Wood Bozman by Quit Claim Deed from Rick L. Bozman dated October 17, 2002 and recorded October 17, 2002 as Instrument No. 20021017012794O, in said Register's Office for Davidson County, Tennessee.

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 3901 Keeley Drive, Nashville, TN 37211

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 9th day of March, 2016.

(X) Jennifer Wood Bozman
Jennifer Wood Bozman

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jennifer Wood Bozman, an unmarried woman, the within named 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 9th of March, 2016.

Notary Public

My Commission Expires: 7-16-2019

(SEAL)

MEENA K TAH
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires July 16, 2019

File Number: FRN-161319SSO

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