Davidson County DEEDWARR
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Fees:28.00 Taxes:999.00
20160421-0038965

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April 2016.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

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).
Sarah Arroyo and Bryan Arroyo, wife and husband	Same	098 05 0A 058.00
(NAME)	(NAME)	
741 Hallcrest Ct		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), 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 of Andrew Bostaph**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Arroyo and Bryan Arroyo, wife and husband**, 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. 22, on the Plan of Hampton Hall, Section Two, a Planned Unit Development, of record in Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew Bostaph by Warranty Deed from Michael Barger and Laura Barger, husband and wife dated November 22, 2013 and recorded November 27, 2013 as Instrument No. 201311270121766, 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 recorded in Instruments # 20160302-0019926 and 20160302-0019927.***

File Number: MFR-161149SSO

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 741 Hallcrest Ct, Hermitage, TN 37076

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 30th day of ~~March~~, 2016.

Thomas E. Bostaph

STATE OF FLORIDA
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Thomas E. Bostaph** 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 ~~30th~~ 2nd of ~~March~~ Apr., 2016.

Notary Public

My Commission Expires:

(SEAL)

JUSTIN JAMES
Notary Public - State of Florida
My Comm. Expires Jul 28, 2018
Commission # FF 145781

File Number: MFR-161149SSO

Witness our hands this 30th day of March, 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, **Daniel P. Bostaph**, 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 30th of March, 2016.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-161149SSO

Witness our hands this 30th day of March, 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, **Heather Kirby**, 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 31st of March, 2016.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC

LINZOLA TURNER, JR.
Notary Public, State of Florida
Commission# FF 167530
My comm. expires Nov. 17, 2018

File Number: MFR-161149SSO

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

