This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/09/16 11:05 2 pgs
Fees:13.00 Taxes:1850.00
20160509-0045674

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of May, 2016, by and between Frank M Bosworth, III, and wife Leslie H Lightbourne and Susan A Brooks, party of the first part, and GayNelle Doll, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Montague Falls Annex, of record in Book 421, Page 192, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of a private drive, sometimes called Falls Avenue, at the corner of Lots No. 5 & 6; thence with the line between said lots, southeasterly to the low water mark of the Cumberland River, as shown on said plan; thence with the low water mark of said River, northeasterly 25 feet to the corner of the U.S. Government property shown on said plan; thence with the line of the same northwesterly 75 feet, more or less to the point, being the northerly line of Lot No. 6; thence along the northerly line of Lot 6, northwesterly 320 feet, more or less, to the easterly margin of said Avenue; thence with the margin of the same, southwesterly 60 feet to the point of beginning.

Being all or part of the same property conveyed to Frank M. Bosworth, III and Susan A. Brooks by virtue of that certain Quit Claim Deed dated April 18, 2013, at Instrument No. 20130426-0041841 and 20130423-0040224 in the Register's Office of Davidson County, Tennessee. *Sellers warrant that this property has not been used as their primary residence. *

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 421, PAge 192 and Easements at Book 2271, Page 285 and Civil Action 1830 in said Register's Office, Tennessee; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frank M Bosworth, III by Memorie White Attorney in fact

Frank M Bosworth, III, by Memorie White, Attorney In Fact

Susan A Brooks by Memorie White Attorney in fact

Susan A Brooks, by Memorie White, Attorney In Fact

Leslie H. Lightbourne by Memorie White Attorney in Fact

Leslie H Lightbourne, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Susan A Brooks, Frank M Bosworth, III, and Leslie H. Lightbourne and acknowledged that she executed the same as the free act and deed of the said Susan A Brooks, Frank M Bosworth, III, and Leslie H. Lightbourne.

WITNESS my hand and official seal at office this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: GayNelle Doll
1007 Falls Ave
Madison, TN 37115

Tax Parcel No 05209002300

Property Address: 1007 Falls Avenue
Madison, TN 37115

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $500,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019