Davidson County DEEDWARR Recvd: 05/13/16 09:20 2 pgs Fees:13.00 Taxes:1184.00 **20160513-0047741**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 320,000.00 Affiant Subscribed and sworn to before me, this 6th day of May, 2016. Notary Public My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Rajotte	**Eric Rajotte**	**08216028700**
909 Boscobel Street	**905 Earps Ct.**	
Nashville, TN 37206	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alicia T. Vann, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Rajotte, unmarried

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, in the 18th Ward of the City of Nashville, being a part of the Totten Property, a plan of which is of record in Book 57, page 22, and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 17, 1970, as follows:

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th Street; thence North 24 degrees 52' West 1990 feet to a point in the southerly margin of a 10-foot alley; thence with the same, North 64 degrees 50' East 50 feet; thence south 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West feet to the point of beginning.
Being the same property conveyed to Alicia T. Vann and husband, Peter M. Vann, from Scott A. Siebel, unmarried, by Warranty Deed dated June 10, 2004 of record in Instrument No. 20040611-0069445, Register's Office for Davidson County, Tennessee. Alicia T. Vann and husband Peter M. Vann conveyed their interest to Alicia T. Vann, single woman by Quitclaim Deed dated November 18, 2014 of record in Instrument No. 20141211-0113441, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 909 Boscobel Street, Nashville, TN 37206.

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, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of May, 2016.

Alicia T. Vann

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alicia T. Vann, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.