WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/16 12:25 3 pgs
Fees:18.00 Taxes:6308.50
20160701-0067765

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,705,000.00.

Affiant

Subscribed and sworn to me on June 30th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-16-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John B. Bolton and Courtney C. Bolton 6418 Jocelyn Hollow Road Nashville, TN 37205	Branch Banking and Trust Company 223 West Nash Street Wilson, NC 27893	115 15 0 082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Company, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John B. Bolton and wife, Courtney C. Bolton, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of West Meade Farms, Inc., Section "D," as of record in Book 1835, pages 40 and 41, Register's Office for said county.

Said Lot No. 82 fronts 201 feet on the northerly side of Jocelyn Hollow Road and runs back 414.5 feet on the easterly line and 420.4 feet on the westerly line, to a dead line, measuring 211.7 feet thereon, said dead line being a broken line.

Being the same property conveyed to Rochford Realty and Construction Company, Inc., a Tennessee corporation, by Quitclaim Deed from John T. Rochford, married, dated June 30th, 2016, of record in Instrument No. 20160701-0067764, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6419 Jocelyn Hollow Road, Nashville, TN 37205.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on June 30th, 2016.

Rochford Realty and Construction Company, Inc.

By: Donald F. Rochford
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Donald F. Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Company, Inc., the within named bargainor, and that he as such authorized Vice President of Rochford Realty and Construction Company, Inc. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of Rochford Realty and Construction Company, Inc.

WITNESS MY HAND AND OFFICIAL SEAL ON June 30th 2016.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-4-2017

Certificate of Authenticity

I, John Cobb Rochford, 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.

State of Tennessee

County of Davidson

Personally appeared before me, Rachel Bryan, a notary public for this county and state, John Cobb Rochford who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/5/20

RACHEL BRYAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON