THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068222** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $96,500.00. JAnderson Affiant Subscribed and sworn to before me, this 22nd day of July, 2016. JAnderson Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Cameron Hunt and Amy Thomas Hunt 5305 Anchorage Dr Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-14-0A-247.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Boshers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Hunt and Amy Thomas Hunt, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 247 , as shown on the map entitled Stage Three Hermitage Meadows, of record in Plat Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER BOSHERS, by deed from CYNTHIA TIPLER FKA CYNTHIA L. ENDSLEY, of record in Instrument No. 20140424-0034568, dated April 15, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 086-14-0A-247.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 300, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6034, page 365, amendment to bylaws of record in Book 7660, page 612 and Instrument No. 20010327-0029002, said Register's Office.

This is improved property located at 247 Thistle Lane Hermitage TN 37076

BILL GARRETT, Davidson County
Trans:T20160063867 DEEDWARR
Recvd: 07/25/16 14:22 2 pgs
Fees:13.00 Taxes:357.05
20160725-0076425

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2016.

Christopher Boshers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Boshers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018